

CITY COUNCIL STAFF REPORT
Meeting Date August 10, 2020

REPORT TO: Melinda Coleman, City Manager

REPORT FROM: Michael Martin, AICP, Assistant Community Development Director

PRESENTER: Jeff Thomson, Community Development Director

AGENDA ITEM: Maple Ridge Convenience Store, 2501 White Bear Avenue
a. Conditional Use Permit Resolution
b. Design Review and Comprehensive Sign Plan Resolution

Action Requested: Motion Discussion Public Hearing

Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

Slate Asset Management – owner of the Maple Ridge Shopping Center, 2501 White Bear Avenue – is proposing to build a new 4,200-foot convenience store and make changes to the access points along White Bear Avenue and Gervais Avenue. The convenience store, if approved, would be owned and operated by a new grocer that would occupy the former Rainbow Foods building. To move forward with this project, the applicant needs city council approval of a conditional use permit for a planned unit development and a motor fuel station, design review and a comprehensive sign plan amendment.

Recommended Action:

- a. Motion to approve a resolution for a conditional use permit for a planned unit development and a motor fuel station at 2501 White Bear Avenue.
- b. Motion to approve a resolution for design review and a comprehensive sign plan amendment for a new convenience store to be constructed at 2501 White Bear Avenue North and for the access changes from the site to White Bear Avenue North and Gervais Avenue East.

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 May 7, 2020. The initial 60-day review deadline for a decision was July 6, 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. The applicant requested this application be reviewed in coordination with other requests related to this project. The city, therefore, extended the review deadline an additional 60 days, making the deadline September 4, 2020.

Background:

Slate Asset Management – owner of the Maple Ridge Shopping Center, 2501 White Bear Avenue – is proposing to build a new 4,200-foot convenience store and gas station and make changes to the access points along White Bear Avenue and Gervais Avenue. The convenience store, if approved, would be operated by HyVee, a grocer, which would also occupy the former Rainbow Foods building.

Conditional Use Permit – Planned Unit Development

Section 44-1092 of the city code permits planned unit developments within any zoning district with an approved conditional use permit. City code defines planned unit developments as a type of development characterized by a unified site design, with two or more principal uses or structures. In the case of this project, the principal uses on the site will be the grocery store building, convenience store building and the multi-tenant shopping center building that require coordination in the site plan as the uses share parking and access drives.

In addition, the city's zoning ordinance allows the city council to grant flexibility from strict ordinance compliance in the internal and external design requirements of a proposed PUD and may consider deviations from those requirements. Deviations may be granted for planned unit developments provided that:

1. The proposed development and the surrounding neighborhood can be better served by relaxing the code requirements that regulate the physical development or layout of the project because of its unique nature.
2. The PUD would be consistent with the spirit, intent and purposes of this chapter.
3. The planned unit development would produce a development of equal or superior quality to that which would result from strict adherence to this chapter.
4. The deviations would not constitute a significant threat to the property values, safety, health or general welfare of the owners or occupants of nearby land or to the environment.
5. The deviations are required for the reasonable and practical physical development of the project.

Front Yard Setback

City code requires all buildings be setback thirty feet from a street right-of-way. The applicant is requesting approval to set the new convenience store building 19.7 feet from the White Bear Avenue right-of-way. There is a water main easement between the fuel canopy and the proposed convenience store building. The proposed building placement allows for some additional space between the building and the easement to minimize the impact of the proposed improvements and utilities on the water main easement. Additionally, the reduced setback is requested to maintain additional parking for the center.

Parking

Per city code, this site is required to provide parking at a ratio of one parking space per every 200 square feet of retail space – meaning 599 parking stalls would be required with the addition of the new convenience store building. This site currently provides 650 parking spaces. The applicant is requesting the center be required to provide parking at a one parking space per every 250 square feet of retail space. Using this ratio, 479 parking spaces would be required with the new building and the applicant's proposed site plan provides 506 stalls. The proposed parking would be 93 spaces less than what code typically would require.

In the applicant's submitted narrative they have provided justification in why this reduced parking ratio works. In addition, the city had approved a project for this site in 2017 that would have allowed two additional buildings and a similar parking reduction. This project never materialized but staff is still comfortable with the proposed parking count.

Conditional Use Permit – Motor Fuel Station

Section 44-512 requires conditional use permits for motor fuel stations. Major motor fuel stations are required to be setback at least 350 feet from any residential property. This proposed project is approximately 537 feet from the nearest residential property line. Motor fuel stations typically have some outdoor storage and sales displays for items like windshield washer fluid and water-softener salt. Staff recommends allowing such outdoor displays along the front or west elevation of the building and under the fuel canopy. Outdoor storage and sales should be prohibited anywhere else on the convenience store site.

Design Review

Site Plan

The convenience store will be located on the east side of the site in line with the existing multi-tenant building. As part of this development, and in anticipation of a future grocery store occupying the former Rainbow Foods space, significant changes to site access are proposed as a part of this development. These site access changes have been thoroughly reviewed by both the City and Ramsey County.

Along Gervais Avenue, the existing three access points will be consolidated to two site accesses. As part of this reconfiguration, the center island on Gervais Avenue will be modified to provide a full access point. Likewise, this segment of Gervais Avenue will be re-striped to include only one thru-traffic lane in each direction, matching up with the section of Gervais Avenue to the west, improving traffic safety in this busy section of Gervais Avenue.

Likewise, major access improvements are proposed to the White Bear Avenue site access. The existing right-in/right-out access point, which has been a historic enforcement issue, will be removed. A fully signalized intersection is proposed just south of the former access site, aligning with property access points on the east side of White Bear Avenue as well. This fully signalized intersection will improve access to both sites, along with improving traffic safety along the corridor. This proposed signalized intersection has been reviewed by both the City and Ramsey County.

In addition to the site access changes, the application is proposing to add a canopy to a parking area directly north to the grocery store building. This canopy will cover 10 parking spaces which will be used for drive up pick up for grocery orders placed online.

Building Elevations

The new building will be 18 feet in height with the parapet in the middle of the building extending up to 23 feet in height. The fuel canopy will be 19 feet and 6 inches tall. The building and fuel canopy are proposed to be constructed with two different colors of brick and limestone panels. The proposed building materials will be an upgrade for this site but staff does feel that additional architectural details need to be added to the east elevation. This building is very visible from White Bear Avenue and the east elevation needs to be treated as a front elevation.

During the Community Design Review Board (CDRB) review, the group recommended the applicant be required to submit revised building elevations to city staff and staff shall provide to the CDRB as a minor project review. These building elevations would incorporate staff's recommendation of adding additional architectural elements to the east elevation. The applicant has submitted revised building elevations showing additional windows being added to the east elevation – see elevations attached to this report. The community design review board also recommends requiring additional landscaping between the east façade of the building and White Bear Avenue.

Landscaping

The landscape plan identifies seven trees being removed during development. Six in the location of the proposed convenience store, and one along Gervais Avenue in the location of the new entry driveway. The applicant's landscape plan shows the planting of four trees. Three 2.5 caliper inch maple trees and one 8-foot high black hills spruce tree. Numerous shrubs and perennials will be planted near the new White Bear Avenue access and around the convenience store site.

Lighting

The applicant will be required to submit an updated photometric plan that ensures all city requirements are being met.

Comprehensive Sign Plan Amendment

There is an existing comprehensive sign plan for this site which regulates the size and placement of wall signs for the tenants of the multi-tenant building. The sign plan states the grocery store building needs to abide by the city's sign ordinance requirements. The applicant is requesting signage for the new convenience store building, fuel canopy and a 15-foot-tall monument sign for the grocery store. Staff feels these requests are reasonable and would recommend the size of each of the new requested signs be limited by the city's sign ordinance requirements.

Department Comments

Engineering

Please see Jon Jarosch's engineering report, dated May 11, 2020, attached to this report.

Environmental

Please see Shann Finwall's environmental report, dated June 2, 2020, attached to this report.

Public Safety

Police and Fire have reviewed this project and have no comments.

Board and Commission Review

May 19, 2020: The community design review board reviewed this project and recommended approval. In addition to items already discussed in this report, the community design review board recommended the applicant be required to wrap the columns for the fuel canopy with full brick and slightly revise and relocate the location of the site's trash enclosure.

May 19, 2020: The planning commission held a public hearing, reviewed this project and recommended approval.

Resident Comments

Staff surveyed the 18 surrounding property owners within 500 feet of the proposed site for their opinion about this proposal. Staff received one comment.

1. My parents built my childhood house in 1979 in Maplewood. I went off to college, and now I am raising my family in Maplewood. In my opinion, and depending on the brand, this is what Maplewood needs to stimulate its growth and development. Also, for grocery shopping at a quality store, I shop in Vadnais Heights, White Bear Lake, and Woodbury. It would be nice to keep those dollars in my community. I am of support of this and be willing to help in any way if it is a quality store. Thanks! (Tiffany Scott Knox, 2199 Stanich Street)

Reference Information

Site Description

Site Size: 12.83 acres

Existing Land Use: Shopping Center

Surrounding Land Uses

North:	Auto Mall
East:	White Bear Avenue and commercial uses
South:	Church
West:	Senior housing and Ramsey County Open Space

Planning

Existing Land Use: Commercial

Existing Zoning: Business Commercial

Attachments:

1. Conditional Use Permit Resolution
2. Design Review and Comprehensive Sign Plan Resolution
3. Overview Map
4. 2040 Future Land Use Map
5. Zoning Map
6. Applicant's Narrative
7. Site Plan
8. Landscape Plan
9. Building Elevations
10. Jon Jarosch's Engineering Report, dated May 11, 2020

11. Shann Finwall's Environmental Report, dated June 2, 2020
12. Draft CDRB Minutes, May 19, 2020
13. Draft PC Minutes, May 19, 2020
14. August 10, 2020, City Council PowerPoint Presentation
15. Applicant's Plans (separate attachment)

CONDITIONAL USE PERMIT RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Slate Asset Management has requested approval of a conditional use permit for a planned unit development and a motor fuel station.

1.02 The property is located at 2501 White Bear Avenue North and is legally described as:

That part of Lot 2, Block 1, Maple Ridge Mall, lying East of the West line of the Northeast Quarter of the Northwest Quarter of Section 11, Township 29, Range 22, and lying South of the North line of the South 4 acres of the West Half of the North Half of the East Half of the Northwest Quarter of Section 11, Township 29, Range 22, Ramsey County MN

AND

That part of Lots 3 and 4, Block 1, Map Ridge Mall, lying west of the west line of the Northwest Quarter of the Southeast Quarter of Section 11, Township 29, Range 22, Ramsey County, MN

AND

That part of Lot 2, Block 1, Maple Ridge Mall according to the recorded plat thereof, lying South of Lot 1 of said Block 1 and the westerly extension thereof except that part of said Lot 2 lying East of the West line of the Northeast Quarter of the Northwest Quarter of Section 11, Township 29, Range 22, and lying South of the North line of the South 4 acres of the West Half of the North Half of the Northwest Quarter of Section 11, Township 29, Range 22, Ramsey County, MN

AND

That part of Lots 3 and 4, Block 1, Maple Ridge Mall, according to the recorded plat thereof lying East of the West line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 11, Township 29, Range 22, Ramsey County, MN

Section 2. Standards.

2.01 City Ordinance Section 44-1092(6) requires a Conditional Use Permit for Planned Unit Developments.

2.02 City Ordinance Section 44-512(8) requires a Conditional Use Permit for a motor fuel station.

2.03 General Conditional Use Permit Standards. City Ordinance Section 44-1097(a) states that the City Council must base approval of a Conditional Use Permit on the following nine standards for approval.

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
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 minimal adverse environmental effects.

Section 3. Findings.

3.01 The proposal meets the specific conditional use permit standards.

Section 4. City Review Process

4.01 The City conducted the following review when considering this conditional use permit request.

1. On May 19, 2020, the planning commission held a public hearing. The city staff published a hearing notice in the Pioneer Press 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 commission recommended that the city council approve this resolution.
2. On August 10, 2020, the city council discussed this resolution. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

5.01 The city council hereby _____ the resolution. Approval is based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions: (additions are underlined and deletions are crossed out):

1. Adherence to the site plan and building elevations date-stamped June 1, 2020 and the remaining design plans date-stamped April 27, 2020. The director of community development may approve minor changes.
2. The proposed construction must be started within one year of council approval or the permit shall end. The council may extend this deadline for one year.
3. The city council shall review this permit in one year.
4. The planned unit development for this site approves a minimum front yard setback of 19.7 feet from the White Bear Avenue right-of-way.
5. The planned unit development for this site approves a parking ratio of one parking space for every 250 square feet of retail space. Parking ratios for any other type of use of this site shall meet city ordinance requirements.
6. Comply with the comprehensive sign plan for this site.
7. The applicant shall sign a developer's agreement with the city before the issuance of any permits. This agreement shall outline all roles, responsibilities and financial arrangements for the access improvements on White Bear Avenue and Gervais Avenue.
8. Intercom use may be limited by the city if there are complaints about volume and late-night use.
9. Outdoor storage and sales are allowed along the west building elevation of the convenience store building and under the gas canopy. Outdoor sales are also allowed directly in front of the grocery store building, along the east elevation. Outdoor storage and sales for the convenience store are not allowed anywhere else on site.

_____ by the City Council of the City of Maplewood, Minnesota, on August 10, 2020.

DESIGN REVIEW AND COMPREHENSIVE SIGN PLAN RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Background.

1.01 Slate Asset Management has requested approval of design review and comprehensive sign plan.

1.02 The property is located at 2501 White Bear Avenue North and is legally described as:

That part of Lot 2, Block 1, Maple Ridge Mall, lying East of the West line of the Northeast Quarter of the Northwest Quarter of Section 11, Township 29, Range 22, and lying South of the North line of the South 4 acres of the West Half of the North Half of the East Half of the Northwest Quarter of Section 11, Township 29, Range 22, Ramsey County MN

AND

That part of Lots 3 and 4, Block 1, Map Ridge Mall, lying west of the west line of the Northwest Quarter of the Southeast Quarter of Section 11, Township 29, Range 22, Ramsey County, MN

AND

That part of Lot 2, Block 1, Maple Ridge Mall according to the recorded plat thereof, lying South of Lot 1 of said Block 1 and the westerly extension thereof except that part of said Lot 2 lying East of the West line of the Northeast Quarter of the Northwest Quarter of Section 11, Township 29, Range 22, and lying South of the North line of the South 4 acres of the West Half of the North Half of the Northwest Quarter of Section 11, Township 29, Range 22, Ramsey County, MN

AND

That part of Lots 3 and 4, Block 1, Maple Ridge Mall, according to the recorded plat thereof lying East of the West line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 11, Township 29, Range 22, Ramsey County, MN

Section 2. Site, Building and Sign 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.

2.02 City ordinance Section 44-738 requires a comprehensive sign plan shall be provided for business premises with five or more tenants on the premises and all multiple-story buildings with two or more tenants in the building.

Such a plan, which shall include the location, size, height, color, lighting and orientation of all signs and/or murals, shall be submitted for preliminary plan approval by the city. Exceptions to the sign ordinance of this article may be permitted for sign areas, densities, and dynamic display changeover rates for the plan as a whole if the signs are in conformity with the intent of this article, results in an improved relationship between the various parts of the plan, encourages and promotes the removal of nonconforming signs through the use of shared signs, and in the case of long-term exemptions to temporary window and banner, signs show that there are unusual circumstances with the request. In addition, murals must be tasteful, in keeping with the business premises and surrounding properties, and not contain any defamatory, obscene, treasonous expressions or opinions, including graffiti.

Section 3. City Council Action.

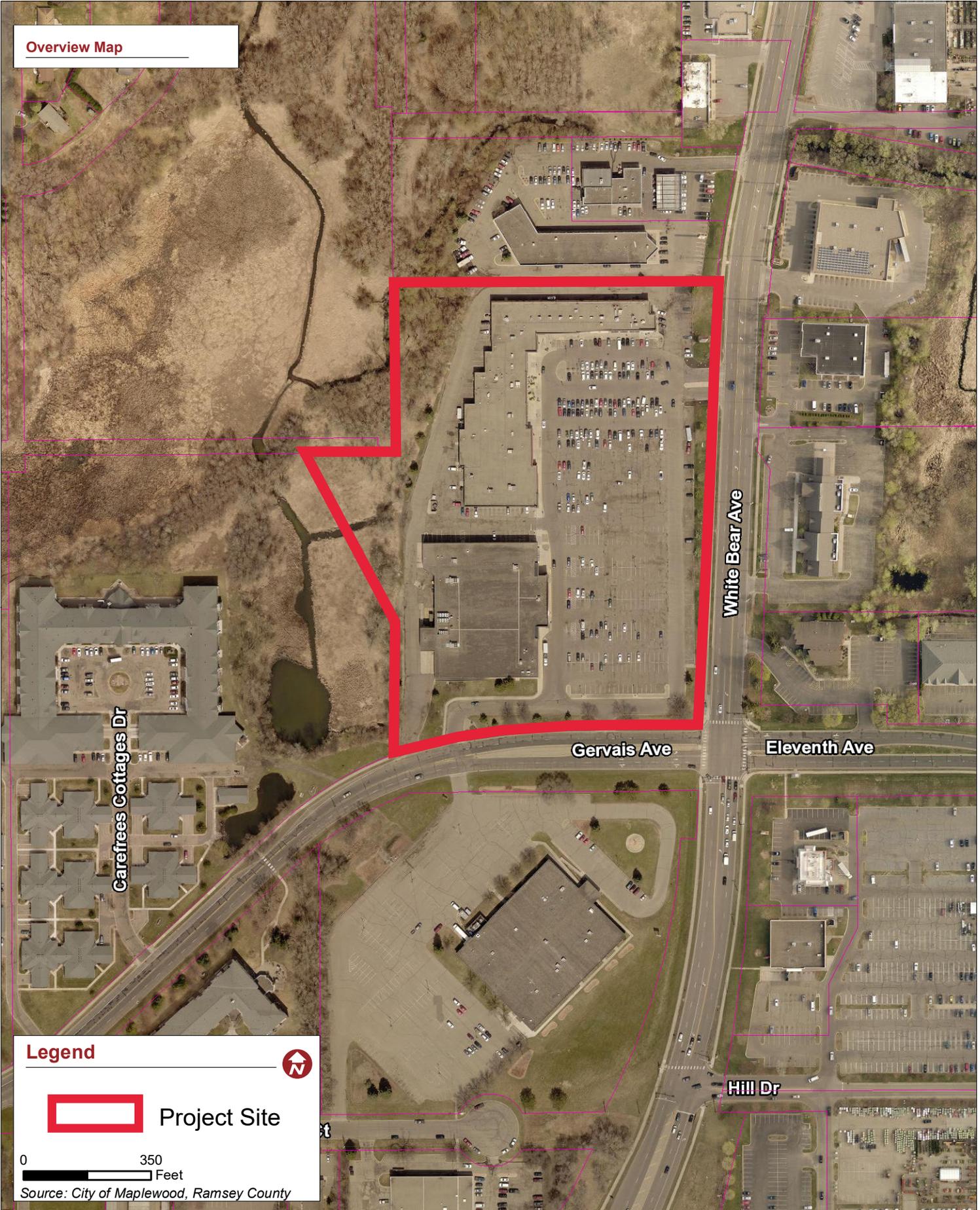
3.01 The above-described site, design and sign plans are hereby approved based on the findings outlined in Section 3 of this resolution. Subject to staff approval, the site must be developed and maintained in substantial conformance with the site plan and building elevations date-stamped June 1, 2020 and the remaining design plans date-stamped April 27, 2020. 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 May 11, 2020.
4. Meet all requirements in the environmental report, dated June 2, 2020.
5. All rooftop equipment shall be screened.
6. Prior to the issuance of a building permit, the applicant shall submit for staff approval the following items:
 - a. A signed developer's agreement with the city before the issuance of any permits. This agreement shall outline all roles, responsibilities and financial arrangements for the access improvements on White Bear Avenue and Gervais Avenue.

- b. Revised building elevations that detail additional architectural elements on the east elevation of the new building.
 - c. A revised site plan that includes an extension of the proposed sidewalk on the north side of the convenience store so that it connects to the existing sidewalk on White Bear Avenue.
 - d. A revised photometric plan that meets the requirements of the city's lighting code.
 - e. 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.
7. A comprehensive sign plan is approved for this site per the following conditions.
- a. The conditions of this resolution replace and supersede any and all previous comprehensive sign plan approvals for this site.
 - b. Exterior tenant signage at the Maple Ridge Center's multi-tenant building shall consist of store identification only and copy shall be restricted to the Tenant's proper name and major product or service offered. Corporate logos, emblems, shields and similar identifying devices shall be permitted provided they are confined within the signage panel.
 - c. For the multi-tenant building, the signs shall be located 18 inches inset from the sides of its leased space. Tenants with 6,000 square feet or more of leased space shall be limited to 36-inch-tall signs. Tenants with less than 6,000 square feet of leased space shall be limited to 24-inch-tall signs.
 - d. For the grocery store building, one 15-foot-tall monument sign is permitted and must meet all setback requirements. Wall signs are permitted for the grocery building and must meet code requirements.
 - e. Signage for the convenience store and fuel canopy is limited to wall signage and must meet code requirements. No additional freestanding signs are permitted for the convenience store building.
 - f. All tenants are allowed use of individual illuminated letters only.
 - g. Electrical connection and transformers will be located in the tenant space. Access panels will be provided on the back side of the signage panel and a 3/4" conduit will carry electrical service along the cylindrical window mullions to the transformer.
8. 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 Gervais Avenue and White Bear Avenue to a continuous concrete curb per City of Maplewood and Ramsey County requirements.
9. 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 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.
 10. All work shall follow the approved plans. The director of community development may approve minor changes.
 11. The applicant shall provide additional landscaping between the east façade of the building and White Bear Avenue.
 12. The applicant shall relocate the trash enclosure 5 feet to the north but the east and west walls shall extend 5 feet south of the gates of the trash enclosure.
 13. The applicant shall submit revised building elevations to city staff and staff shall provide to the CDRB as a minor project review.
 14. The applicant shall wrap the columns for the fuel canopy with full brick.
 15. There shall be no striping or banding on the canopy other than what is shown on the plan.
 16. The light fixtures in the canopy shall be recessed.

_____ by the City Council of the City of Maplewood, Minnesota, on August 10, 2020.



Overview Map

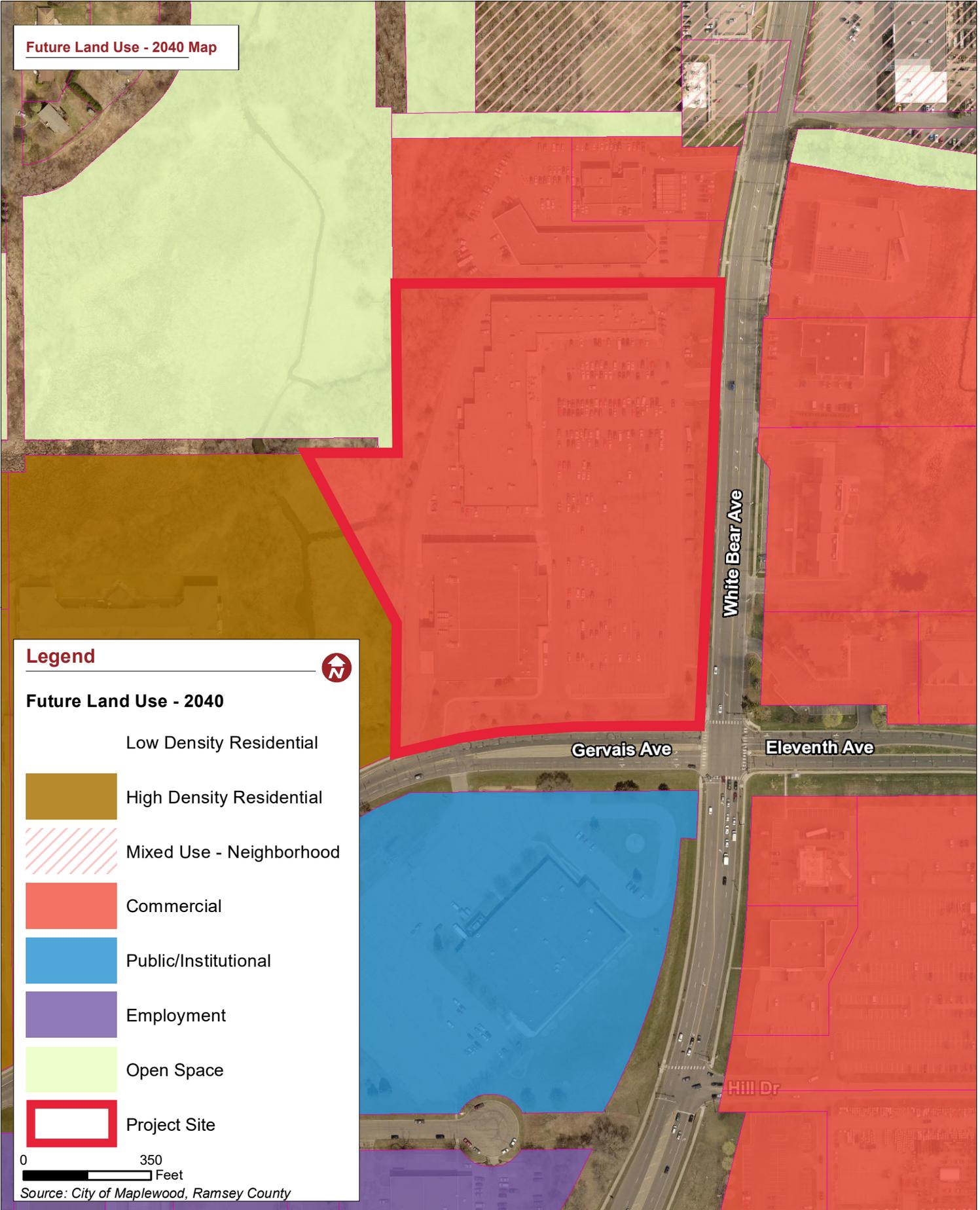
Legend

 Project Site

0 350 Feet

Source: City of Maplewood, Ramsey County

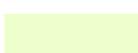




Future Land Use - 2040 Map

Legend 

Future Land Use - 2040

-  Low Density Residential
-  High Density Residential
-  Mixed Use - Neighborhood
-  Commercial
-  Public/Institutional
-  Employment
-  Open Space
-  Project Site

0 350
Feet

Source: City of Maplewood, Ramsey County



Mapleridge Project Summary

Slate is proposing improvements to the existing Mapleridge Center at the northwest corner of White Bear Avenue and Gervais Ave. A 4,200-convenience store is proposed on the east side of the site along White Bear Avenue. Also, Slate is proposing changes to the access points along White Bear Avenue and Gervais Avenue.

The zoning on the property is currently (BC) Business Commercial District. Slate is applying for a PUD and CUP in conjunction with the site plan approval to allow the convenience store use and for deviations in the front yard building setback and reduction in the parking requirement. The building setback along White Bear Avenue is 30 feet. Slate is requesting a reduction to 20 feet. The parking required by current city ordinance is 1 per 200 square feet of retail space. By current requirements, 599 parking stalls would be required. Slate is requesting a reduction to 1 per 250 square feet of retail space, or 479 parking spaces. The proposed plan has 506 stalls.

Parking requirements have been trending down nationally as for a variety of reasons. It is not uncommon to see a parking requirement of 1 per 250 square feet in retail centers in other communities. Additionally, it is common to see reduction in parking requirements in a large center with multiple users. The diverse array of users have differing peak needs for parking. Therefore, the center can operate more efficiently with fewer parking stalls. Lifestyles are changing and delivery and pickup options are much more common. These services are another reason parking is in lower demand in these centers.

There are two reasons the 20-foot setback from White Bear Avenue is requested. There is a water main easement between the fuel canopy and the proposed c-store building. The proposed building placement allows for some additional space between the building and the easement to minimize the impact of the proposed improvements and utilities on the water main easement. Additionally, the 20-foot setback is requested not only to maintain adequate parking for the center, but to maintain convenient parking for the tenants at the south end of the retail strip center.

Slate is proposing access changes along White Bear Avenue and Gervais Avenue. The existing access to White Bear Avenue is proposed to move approximately 80 feet south to align with a drive on the east side of White Bear Avenue. The access is proposed to be signalized. A traffic study has been completed and Slate is working with the County on approval. Modifications to the access along Gervais are also proposed. The eastern most access point is proposed to move 90 feet west and the median in Gervais is proposed to be opened to allow for full access. The western most existing access point to the center is proposed to be removed. Gervais Avenue is proposed to be restriped west of White Bear Avenue to a single lane with painted shoulder and turn lanes.



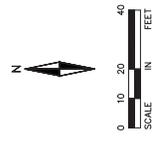
PUD SUBMITTAL
 2515 WHITE BEAR AVE
 MAPLEWOOD, MN
MAPLE RIDGE SHOPPING CENTER
C-STORE SITE PLAN

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

DATE: 10/08/16	DATE: 10/08/16
PROJECT NO.: 220-0032	PROJECT NO.: 220-0032
DRAWN: DMS	DMS
CHECKED: HOB	HOB
PROJECT TEAM DATA	
DATE: 10/08/16	DATE: 10/08/16
ISSUE: PUD SUBMITTAL	ISSUE: PUD SUBMITTAL
DATE: 10/08/16	DATE: 10/08/16
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DATE: 10/08/16	DATE: 10/08/16
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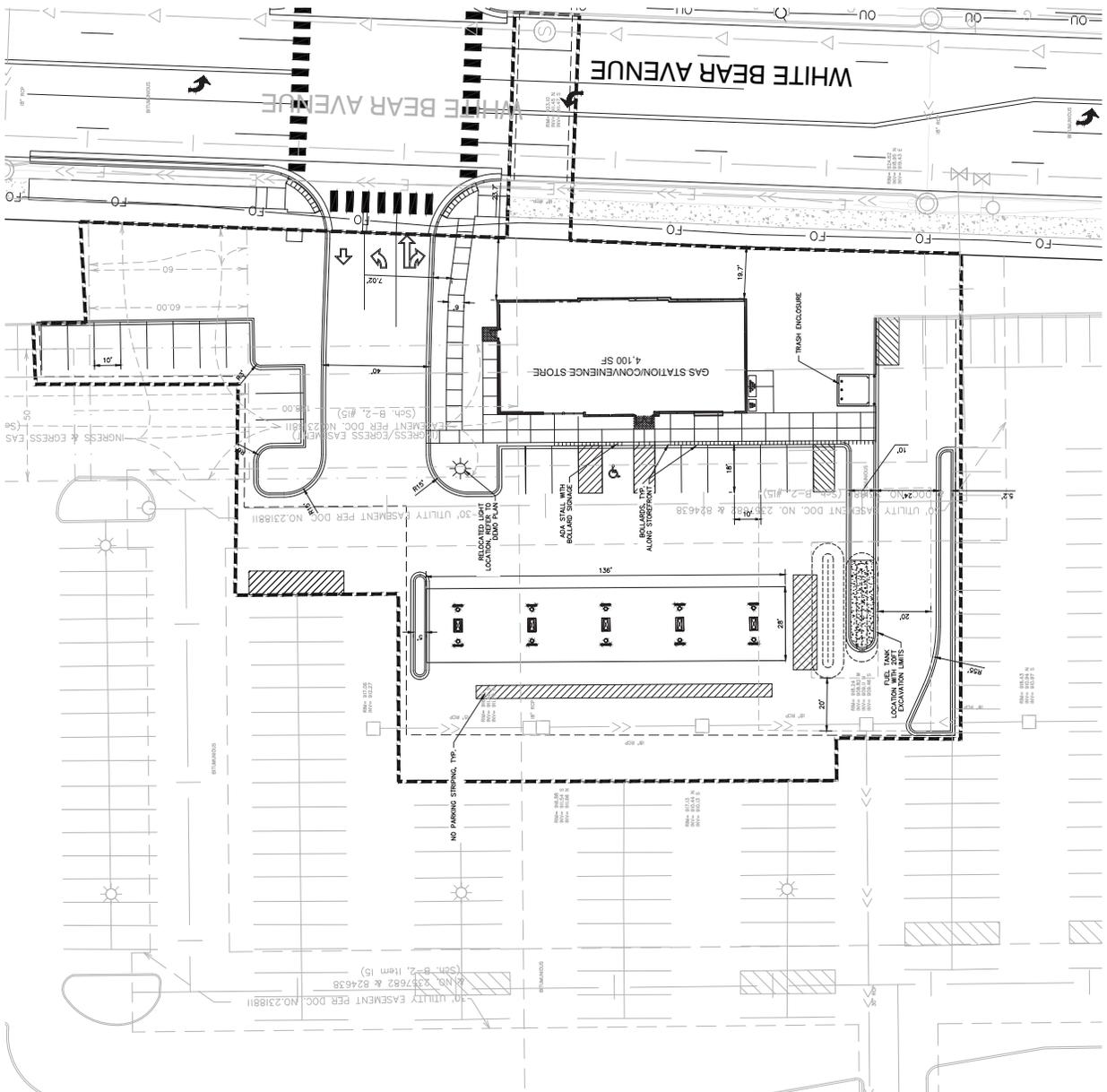
C-3.1

SITE LEGEND:
 8612 CURB & GUTTER
 EXISTING CURB & GUTTER



Received
 by City of Maplewood
 on June 1, 2020

FOR REVIEW ONLY
PRELIMINARY
 NOT FOR CONSTRUCTION



Engineering Plan Review

PROJECT: Gas Station and Convenience Store – 2501 White Bear Avenue

PROJECT NO: 20-13

COMMENTS BY: Jon Jarosch, Assistant City Engineer

DATE: 5-11-2020

PLAN SET: Engineering plans dated 4-23-2020

A 4,200-convenience store is proposed on the east side of the site along White Bear Avenue. The applicant is proposing changes to the access points along White Bear Avenue and Gervais Avenue in conjunction with this development. This gas station and convenience store is intended to pair with a grocery store that would occupy the former Rainbow Foods space. The applicant is requesting design approval for the site plan.

Stormwater management for site is proposed to be accommodated via the use of a proprietary stormwater treatment device.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents for final review, along with ratified agreements, prior to issuing building and grading permits.

The following are engineering review comments on the design and act as conditions prior to issuing permits:

Drainage and Stormwater Management

- 1) Should the project, or a combination of this and future improvements to the site, exceed 1-acre of disturbance or generate 10,000 square feet or more of new impervious surfaces, the project shall be submitted to the Ramsey-Washington Metro Watershed District (RWMWD) for review. All conditions of RWMWD shall be met.
- 2) A stormwater maintenance agreement with the City shall be signed by the owner for the proposed stormwater treatment devices and associated storm sewer system.
- 3) A stormwater management plan, including hydraulic calculations and geotechnical findings shall be submitted to ensure the project meets the City's Stormwater management standards.
- 4) A trench-drain is included in the design directly adjacent to the gas pump island. This design would allow gasoline to have a direct route into the storm sewer system in the

case of a spill. A shut-off valve shall be installed downstream of the trench drain so that this system can be isolated in the event a gas spill occurs.

Grading and Erosion Control

- 5) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils are stabilized.
- 6) Public and private drives and roadways shall be swept as needed to keep the pavement clear of sediment and construction debris.
- 7) All pedestrian facilities shall be ADA compliant.
- 8) A copy of the project SWPPP and NDPEs Permit shall be submitted prior to the issuance of a grading permit.
- 9) A sidewalk is shown along the north side of the proposed gas station, but stops short of the sidewalk along White Bear Avenue. The new sidewalk shall be extended to connect to the sidewalk along White Bear Avenue.
- 10) The existing walkway along Gervais Avenue at the south end of the site has deteriorated over the years and is difficult to navigate for some users. A large portion of this walkway will be disturbed and replaced by the access reconfiguration along Gervais Avenue. The remainder of this walkway shall also be replaced as part of this project.

Sanitary Sewer and Water Service

- 11) Sanitary sewer service piping shall be schedule 40 PVC or SDR 35.
- 12) The proposed water service modifications are subject to the review and conditions of Saint Paul Regional Water Services (SPRWS). The applicant shall submit plans and specifications to SPRWS for review and meet all requirements they may have prior to the issuance of a grading permit by the City.
- 13) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this phase of the project. Appropriate fees shall be charged during the permitting process.

Other

- 14) The plans shall be signed by a professional engineer currently licensed in the State of Minnesota.

- 15) Significant work is shown within Ramsey County right-of-way. This work shall be reviewed by Ramsey County and all conditions thereof shall be met prior to issuance of City permits.

Site Access Discussion

As part of this development, and in anticipation of a future grocery store occupying the former Rainbow Foods space, significant changes to site access are proposed as a part of this development. These site access changes have been thoroughly reviewed by both the City and Ramsey County.

Along Gervais Avenue, the existing three access points will be consolidated to two site accesses. As part of this reconfiguration, the center island on Gervais Avenue will be modified to provide a full access point. Likewise, this segment of Gervais Avenue will be re-stripped to include only one thru-traffic lane in each direction, matching up with the section of Gervais Avenue to the west, improving traffic safety in this busy section of Gervais Avenue.

Likewise, major access improvements are proposed to the White Bear Avenue site access. The existing right-in/right-out access point, which has been a historic enforcement issue, will be removed. A fully signalized intersection is proposed just south of the former access site, aligning with property access points on the east side of White Bear Avenue as well. This fully signalized intersection will improve access to both sites, along with improving traffic safety along the corridor. This proposed signalized intersection has been reviewed by both the City of Maplewood and Ramsey County.

The applicant shall continue to work with both Ramsey County and the City of Maplewood on finalizing these access improvements. All conditions of both entities shall be met. The details of these access improvements shall be finalized and agreed upon via a Developer's Agreements prior to the issuance of permits.

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.

- 16) Grading and erosion control permit
- 17) Sanitary Sewer Permit
- 18) Storm Sewer Permit
- 19) Maplewood Right-of-Way Permit

- END COMMENTS -

Environmental Review

Project: Convenience/Gas Station as an Accessory to a Future Grocery Store
Date of Plans: Landscape Plan - April 23, 2020
Date of Review: June 2, 2020
Location: 2501 White Bear Avenue
Staff Reviewing: Shann Finwall, AICP, Environmental Planner

Project Background:

Development of a convenience store and gas station in an existing parking lot as an accessory to a future grocery store on the site.

Environmental Ordinances and Policies:

Tree Preservation Ordinance

- The 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 tree preservation ordinance requires any significant tree removed to be replaced based on a tree mitigation calculation. The calculation takes into account the size and number of trees on the site, versus the size and number of trees removed. The calculation also allows credits to the final tree replacement when preserving specimen trees.
- If less than 20 percent of the total significant tree diameter inches is removed from the site, the applicant shall replace one tree per significant tree removed.
- Tree replacement shall be a minimum of 2-caliper inches in size.

Analysis

1. Tree Impacts:

The landscape plan identifies seven trees removed during development. Six in the location of the proposed convenience store, and one along Gervais Avenue in the location of the new entry driveway. Four of the trees are identified as significant.

2. Tree Replacement Requirements:

The four significant trees that will be removed from the site represent less than 20 percent of the overall trees on the site. Therefore, four 2-caliper inch trees are required to be replaced as part of the City's tree replacement requirements.

3. Tree Replacement Proposed:

The applicant's landscape plan shows the planting of four trees. Three 2.5-caliper inch maple trees and one 8-foot high black hills spruce tree. The tree replacement meets the City's tree preservation ordinance requirements.

4. Tree Preservation Recommendations:

- a. Submit a plan showing tree protection measures for the trees scheduled to be preserved within the development area.
- b. Submit a cash escrow or letter of credit to cover 150% of the tree replacement requirements.

DRAFT
MINUTES OF THE MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA
TUESDAY, MAY 19, 2020
5:30 P.M.

E. NEW BUSINESS

c. Design Review and Comprehensive Sign Plan Amendment, Maple Ridge Convenience Store, 2501 White Bear Avenue

- i. Assistant Community Development Director, Michael Martin gave the report on the Design Review and Comprehensive Sign Plan Amendment for Maple Ridge Convenience Store, 2501 White Bear Avenue.
- ii. Dave Nash, Alliant Engineering, 733 Marquette Avenue, Suite 700, Minneapolis, addressed and answered questions of the board.
- iii. Phil Hoey, representing the applicant, addressed and answered questions of the board.

The board supported that the applicant provide changes to the plans and there be a minor project review.

The board requested additional landscape plantings be added to the site.

Four out of the five boardmembers were in agreement that staff could review modifications to the building elevations Boardmember Ledvina was not.

Boardmember Ledvina stated because of visibility he preferred that a decorative gate be used on the trash enclosure instead of a wood gate.

The board requested that the applicant wrap the columns with full brick for the fuel canopy as was requested in two other projects at Holiday Station and Costco.

Boardmember Ledvina made friendly amendments – there shall be no striping or banding on the fuel canopy other than what is shown on the plan and the light fixtures shall be recessed in the canopy.

Boardmember Shankar moved to approve the resolution for design review and a comprehensive sign plan amendment for project plans date-stamped April 27, 2020 for a new convenience store to be constructed at 2501 White Bear Avenue and for the access changes from the site to White Bear Avenue North and Gervais Avenue East. (changes to the staff conditions are underlined and in bold):

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 May 11, 2020.
4. Meet all requirements in the environmental report, dated May 11, 2020.

5. All rooftop equipment shall be screened.
6. Prior to the issuance of a building permit, the applicant shall submit for staff approval the following items:
 - a. A signed developer's agreement with the city before the issuance of any permits. This agreement shall outline all roles, responsibilities and financial arrangements for the access improvements on White Bear Avenue and Gervais Avenue.
 - b. Revised building elevations that detail additional architectural elements on the east elevation of the new building.
 - c. A revised site plan that includes an extension of the proposed sidewalk on the north side of the convenience store so that it connects to the existing side walk on White Bear Avenue.
 - d. A revised photometric plan that meets the requirements of the city's lighting code.
 - e. 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.
7. A comprehensive sign plan is approved for this site per the following conditions:
 - a. The conditions of this resolution replace and supersede any and all previous comprehensive sign plan approvals for this site.
 - b. Exterior tenant signage at the Maple Ridge Center's multi-tenant building shall consist of store identification only and copy shall be restricted to the Tenant's proper name and major product or service offered. Corporate logos, emblems, shields and similar identifying devices shall be permitted provided they are confined within the signage panel.
 - c. For the multi-tenant building, the signs shall be located 18 inches inset from the sides of its leased space. Tenants with 6,000 square feet or more of leased space shall be limited to 36-inch tall signs. Tenants with less than 6,000 square feet of leased space shall be limited to 25-inch-tall signs.
 - d. For the grocery store building, one monument sign is permitted and must meet code requirements. Wall signs are permitted for the grocery building and must meet code requirements.
 - e. Signage for the convenience store and fuel canopy is limited to wall signage and must meet code requirements. No additional freestanding signs are permitted for the convenience store building.
 - f. All tenants are allowed use of individual illuminated letters only.

- g. Electrical connection and transformers will be located in the tenant space. Access panels will be provided on the back side of the signage panel and a 3/4" conduit will carry electrical service along the cylindrical window mullions to the transformer.
8. 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 Gervais Avenue and White Bear Avenue to a continuous concrete curb per City of Maplewood and Ramsey County requirements.
9. 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.
10. All work shall follow the approved plans. The director of community development may approve minor changes.
11. **The applicant shall provide additional landscaping between the east façade of the building and White Bear Avenue.**
12. **The applicant shall relocate the trash enclosure 5 feet to the north but the east and west walls shall extend 5 feet south of the gates of the trash enclosure.**
13. **The applicant shall submit revised building elevations to city staff and staff shall provide to the CDRB as a minor project review.**
14. **The applicant shall wrap the columns for the fuel canopy with full brick.**
15. **There shall be no striping or banding on the canopy other than what is shown on the plan.**
16. **The light fixtures in the canopy shall be recessed.**

Seconded by Boardmember Lamers.

Ayes – Chairperson Kempe,
Boardmember's
Lamers,
& Shankar

Nay – Boardmember Ledvina

All friendly amendments were agreed upon.

The motion passed.

Boardmember Ledvina voted nay because he felt this is a prominent location and the building elevations are lacking in terms of detailing and he felt it was not an adequate project for this site.

DRAFT
MINUTES OF THE MAPLEWOOD PLANNING COMMISSION
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA
TUESDAY, MAY 19, 2020
7:00 P.M.

E. PUBLIC HEARING

2. 7:00 p.m. or later: Maple Ridge Convenience Store, 2501 White Bear Avenue

a. Conditional Use Permit Resolution

- i. Assistant Community Development Director, Michael Martin gave the report on the Maple Ridge Convenience Store, 2501 White Bear Avenue for the Conditional Use Permit Resolution and answered questions of the commission.
- ii. Brittney Finch, Slate Asset Management, property owner

Chairperson Arbuckle opened the public hearing.

Nobody requested to address the commission during the meeting.

Chairperson Arbuckle closed the public hearing.

Commissioner Yang moved to approve the resolution in the staff report for a conditional use permit for a planned unit development and a motor fuel station at 2501 White Bear Avenue.

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
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 minimal adverse environmental effects.

Seconded by Commissioner Desai.

Ayes - All

The motion passed.

This is proposed to go to the city council June 8, 2020.



Maplewood

Maple Ridge Shopping Center

- New Convenience Store and Improved Access Drives on White Bear and Gervais Avenues
 - 4,200 sq ft convenience store will be owned and operated by a new grocery tenant that will occupy former Rainbow Foods building
- Requesting approval for
 - Conditional Use Permit
 - Design Review
 - Comprehensive Sign Plan





Maplewood

Maple Ridge Shopping Center

- Conditional Use Permits are required for Planned Unit Developments and Motor Fuel Stations
- PUD allows for a unified site design and flexibility for code requirements
 - Front yard – 19'7" building setback
 - Parking Minimum – 1 space per 250 sq ft
- Motor fuel stations are required to be setback at least 350 feet from residential



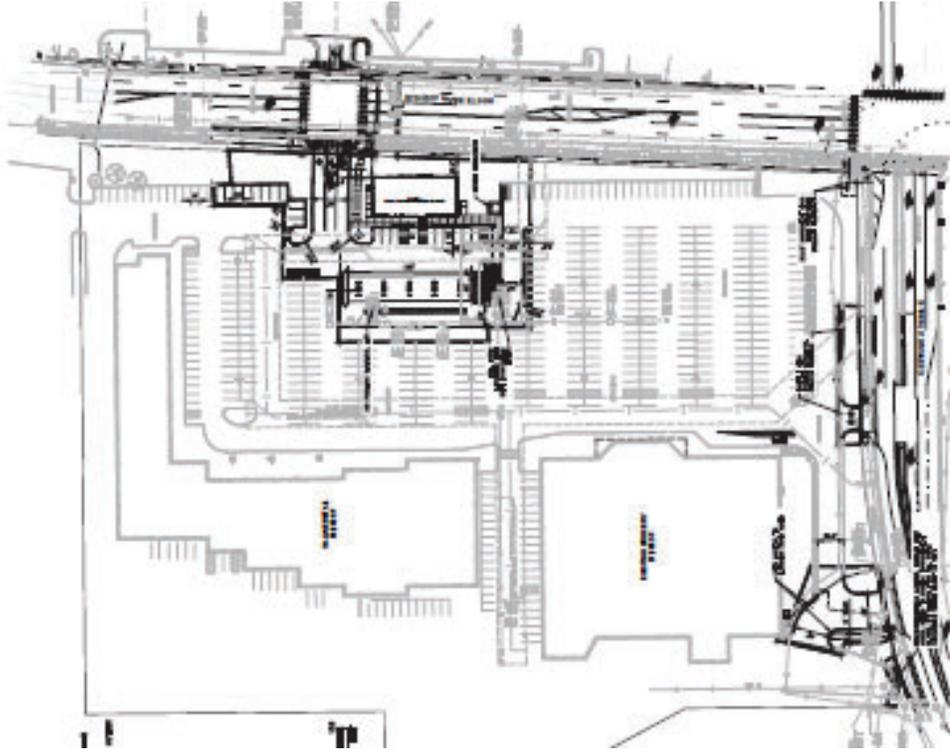


Maplewood

Maple Ridge Shopping Center

Design Review – Site Plan

- C-Store to be located on east side of site
- Existing access on White Bear to be closed and shifted south and traffic light installed
- Gervais Avenue access drives reduced from three to two





Maplewood

Maple Ridge Shopping Center

Design Review – Building Elevations

- C-Store to be 18 feet in height with parapet rising to 23 feet; fuel canopy will be 19 feet and 6 inches tall
- C-store and fuel canopy to be constructed with two different colors of brick and limestone panels
- Additional architectural elements have been added to east elevation – additional landscaping will be required as well

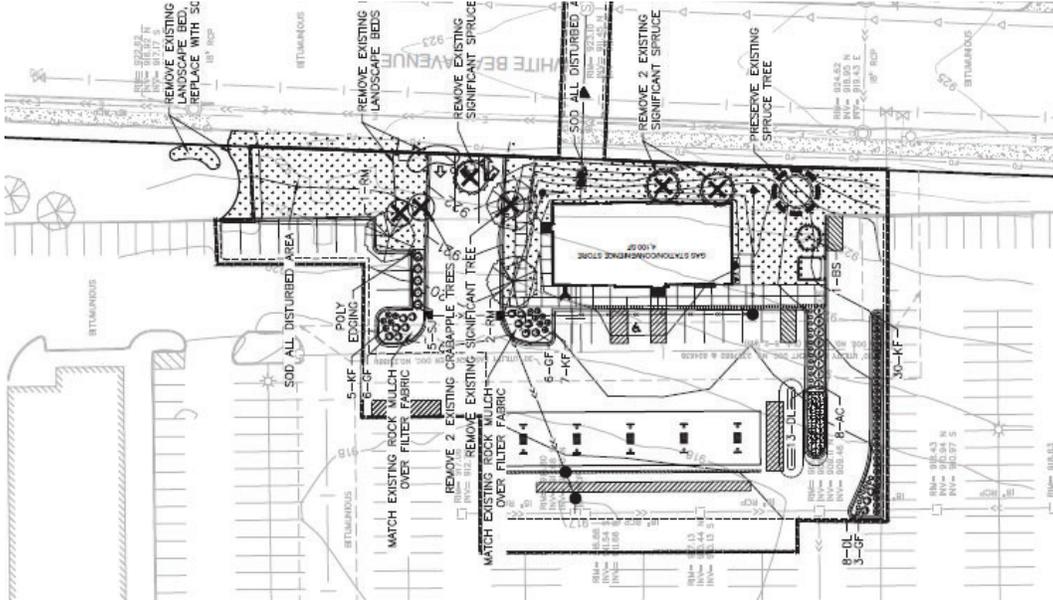




Maple Ridge Shopping Center

Design Review – Landscaping and Lighting

- 7 trees being removed during development – 6 in the location of c-store, and 1 at Gervais
- 4 new trees to be planted
- Numerous shrubs and perennials near new White Bear Avenue access and c-store site
- Required to submit an updated photometric plan that meets city requirements





Maple Ridge Shopping Center

Design Review – Comprehensive Sign Plan

- Existing multi-tenant building will continue with requirements already in place
- Grocery store building permitted wall signage and one monument sign per ordinance requirements
- C-store building permitted wall signs, no freestanding signs, per ordinance requirements





Maplewood

Maple Ridge Shopping Center – Process

- Neighborhood survey sent to properties within 500 feet (18 properties – received 1 response)
- Form posted to city’s website allowing comment on this project
- This presentation posted prior to CDRB and PC meetings
- Public Hearing held electronically on May 19 – nobody spoke
- Staff is recommending approval of the requested items