

# Pennock Center

## PROJECT REVIEW

### Existing Conditions

<b>Property Location:</b>	7668 – 150 <sup>th</sup> Street West	
<b>Legal Description:</b>	Lot 1, Block 1, Apple Valley Square 2 <sup>nd</sup> Addition	
<b>Comprehensive Plan Designation</b>	C-Commercial	
<b>Zoning Classification</b>	RB-Retail Business	
<b>Existing Platting</b>	Platted Lot	
<b>Current Land Use</b>	Office building	
<b>Size:</b>	36,643 sf (0.841 acres)	
<b>Topography:</b>	Flat	
<b>Existing Vegetation</b>	Urban landscape.	
<b>Other Significant Natural Features</b>	Some existing mature trees are located on the site and may need to be removed in connection with this project.	
<b>Adjacent Properties/Land Uses</b>	<b>NORTH</b>	<b>Bruegger's, Panda Express (north of CSAH 42)</b>
		Comprehensive Plan C-Commercial
		Zoning/Land Use RB-Retail Business
	<b>SOUTH</b>	<b>Apple Valley Square Shopping Center</b>
		Comprehensive Plan C-Commercial
		Zoning/Land Use RB-Retail Business
	<b>EAST</b>	<b>Firestone Auto Care</b>
		Comprehensive Plan C-Commercial
		Zoning/Land Use RB-Retail Business
	<b>WEST</b>	<b>Grace Lutheran Church (west of Pennock Lane)</b>
		Comprehensive Plan INS-Institutional
		Zoning/Land Use P-Institutional

### Development Project Review

**Comprehensive Plan:** The 2030 Comprehensive Plan guides the development of the site for “C” (Commercial) uses. A Class III Neighborhood Restaurant and a non-food retail are both consistent with the comp plan designation.

**Zoning:** The property is zoned “RB” (Retail Business). A Class III neighborhood restaurant and non-food retail or small office are permitted uses in the zoning district. A conditional use permit (CUP) was requested and approved for a drive-thru window in connection with a Class III Restaurant.

A parking variance is requested to reduce the number of required parking spaces from 43 to 32. A parking study was conducted which confirms that a coffee shop with drive-thru and non-food retail

requires only 29 to 33 spaces. The parking study further explains that the two uses will have different peak times, so the parking on the site should be sufficient.

#### **Parking Demand Study**

<b>Use</b>	<b>City Parking Requirement</b>	<b>Weekday Average (# spaces)</b>	<b>Weekends (# spaces)</b>
Coffee (50 inside seats/ 22 outside seats)	22.4	23	19
Non-Food Retail/ Small Office	20.2	4 to 10 (depending on use)	5 to 9 (depending on use)
Total	42.6	27 to 33*	24 to 28

\* 32 parking spaces provided on site

**Preliminary Plat:** The property is currently platted. No change to the plat is requested.

**Site Plan:** The previous site plan was dependent upon a shared parking agreement with the Firestone property to the east. A revised site plan authorization is requested that no longer includes the Firestone shared access and parking. The size of the building is the same as previously approved, but the building has been moved north on the site. Instead of two rows of parking north of the building, only one aisle of parking is provided with a one-way drive lane and the drive-thru queuing lane. Parking is added to the east and south sides of the site. The petitioners are able to increase the parking on the site from 29 spaces to 32 spaces. The drive-thru lane and window continue to be located on the southwest corner of the building. Stacking is available for nine vehicles in the drive-thru lane. The front door will be moved to the south side of the building, which will make the appearance of the north elevation a concern. The plans indicate that a trash room will be located in the building, so no outdoor dumpster enclosure is proposed. The shared access with Firestone is no longer shown leaving one access on the southeast corner of the site.

**Grading Plan:** The site is relatively flat. Specific grading and drainage issues were identified by the City Engineer as outlined in his November 20, 2015, memo. Approval of the project would be subject to compliance with the City Engineer's memo.

**Elevation Drawings:** Elevation drawings were not received in time for the Planning Commission staff report. Staff is concerned that the north elevation adjacent to CSAH 42 not appear to be a "back of building."

**Landscape Plan:** Landscape materials must be installed with a minimum value of 2-1/2% of the value of construction of the building. The current landscape plan shows shrubs along the north property line.

**Municipal Utilities:** Utilities are currently located on the site. See City Engineer's memo related to specific requirements for the stormwater retention area and utility connections. A maintenance agreement will be needed for the long term maintenance of the retention area.

**Street Classifications/Accesses/Circulation:** The site abuts 150<sup>th</sup> Street W./CSAH 42 (Principal Arterial) and Pennock Avenue (Collector) but does not have direct access to either street. Instead,

all access to the parcel will be taken from an internal driveway off of the Apple Valley Square Shopping Center driveway.

**Pedestrian Access:** Pedestrian access is shown from the Pennock Avenue ring route sidewalk on the west side of the site and along the east property line from County Road 42 to the south property line.

**Public Safety Issues:** The Fire Marshal requests review of the site's turning radii to ensure a fire truck can circulate through the site.

**Recreation Issues:** None identified. No park dedication will be required in connection with this project because there is no subdivision of the property.

**Signs:** No sign approvals are given at this time. No signs may be installed prior to the issuance of a permit. A separate sign permit must be obtained prior to the installation of any signs on the site or the building.

**Public Hearing Comments:** No public hearing is required for consideration of a variance and site plan review/building permit authorization.