Ryan Real Estate Redevelopment

PROJECT REVIEW

Existing Conditions

Property Location:	14750 Cedar Ave		
Legal Description:	Lot 1 Block 2, APPLE VALLEY COMMERCIAL ADD, SUBJ TO PAR 5 DAKOTA CO R/W MAP 180 & SUBJ TO PARCEL 114 DAKOTA CO R/W MAP 324		
Comprehensive Plan Designation	C-Commercial		
Zoning Classification	PD-290, Zone 1		
Existing Platting	Platted lot of record subject to Dakota County Right-of-way Acquisitions		
Current Land Use	Multiple-tenant office building		
Size:	2.0 acres		
Topography:	Flat		
Existing Vegetation	Urban landscape.		
Other Significant Natural Features	N/A		
	NORTH	**Across 147th Street – Applebee's Restaurant**	
		Comprehensive Plan	C-Commercial
		Zoning/Land Use	PD-290, Zone 4 (Neighborhood-oriented retail)
	SOUTH	**Metro Dental/Merchant's Bank**	
		Comprehensive Plan	C-Commercial
		Zoning/Land Use	PD-290, Zone 1
	EAST	**Across Glazier Ave – Wings Federal Credit Union**	
		Comprehensive Plan	C-Commercial
		Zoning/Land Use	PD-290, Zone 3
	WEST	**Across Cedar Ave – Bank of America**	
		Comprehensive Plan	C-Commercial
		Zoning/Land Use	RB-Retail Business

Development Project Review

Comprehensive Plan: The Comprehensive Plan guides the development of the site for "C" (Commercial) uses. The vision for northeast quadrant of Cedar Avenue and County Road 42 has historically been primarily professional office uses with very limited retail uses. A restaurant is consistent with the C designation.

Zoning: The property is zoned PD-290, Zone 1, which allows limited business uses including professional offices, banks, civic centers, nursing homes and limited retail. A Class I (full service) restaurant is a permitted use in Zone 1. The property owners wish to amend the PD zoning to allow two drive-thru lanes in connection with a Class I restaurant. They also request the following reduced building and parking setbacks:

Setback Type	Street (Street Type)	Min. Setback Req'd	Proposed Setback	Notes
Building Setback	Cedar Ave (Principle Art.)	40'	26'	Due to corner monument easements
Parking Setback	Cedar Ave (Principle Art.)	20'	0'	For drive-thru lane. Due to corner monument easements.

Parking Setback	147th St (Public St.)	20'	4'	Drive-thru lane
Parking Setback	Glazier Ave	20'	10'	

Class I Restaurant with Drive-thru: The petitioners seek an amendment to the zoning to allow a drive-thru for a Class I restaurant. At this time, drive-thrus are only permitted for Class II Fast Food, and Class III Neighborhood Restaurants. Restaurant formats continue to evolve and adapt to meet consumer demand. Staff is concerned that the language of the PD would need to be carefully crafted to not open the door for all fast food restaurants. The characteristics of a typical fast food restaurant, including high traffic, odors from deep fat fryers, and noisy drive-thru lanes, would not be desirable for this prominent corner.

Preliminary Plat: The property is currently platted. No platting of the property is proposed in connection with this project.

Site Plan: The existing access on the northwest corner of the site abutting 147th Street will be removed. On Glazier Ave, two access points are proposed: a right-in only access and a full access with two painted exiting arrows to promote exiting to the south. The 9,000 sq. ft. building is proposed to be located on the northwest corner of the site with the double drive-thru lanes wrapping around the north and west sides of the building. A total of 97 parking spaces are provided on the site. At 201 indoor seats and 28 outdoor seats, a total of 84 parking spaces would be required.

The garbage enclosure is shown directly east of the building. It appears that the north side of the building abutting 147th Street will serve as the rear of the building or "back of house" for the restaurant. Staff would like the dumpster enclosure to be moved.

Adjacent intersection impacts: See Street Classification/Circulation.

Easement encroachments: See Landscape Plan.

Grading Plan: The grading plan was reviewed by the City Engineer and his memo is attached to the staff report. The site is proposed to be scraped, but no significant changes to the site elevations are proposed. The final grading plan is subject to review and approval of the City Engineer at the time of issuance of the building permit.

Elevation Drawings: The exterior building materials are proposed to be precast panels, thin brick inserts, and hardi-plank lap siding. The building is 30' tall which meets the maximum height requirement of 30'.

The north elevation of the building is considered "rear" of the building and faces 147th Street W. All four sides of a building are required to have equally attractive elevations. Additional work should be done with the design of the north elevation to comply with the code requirements.

Landscape Plan: The value of the landscape planting must meet or exceed 2-1/2% of the value of the construction of the building based on Means Construction Data. The petitioners have provided a preliminary calculation of a landscape budget of $44,955. A nursery bid list will be required at the time of application of the building permit that confirms that the value of the landscape plantings meet or exceed the 2-1/2% requirement. Hardscape, such as edging and rock, and sod do not count towards the landscape budget.

The petitioners propose to encroach into the County's Trail Drainage and Utility (TDU) easement at the northwest corner of the lot and along Cedar Avenue. The two drive-thru lanes and 12 parking spaces encroach into the easement. Dakota County obtained the easements in order to create a signature entry way monument feature on this corner. The petitioners propose to not impact the sign, but to rearrange the plantings behind the sign to fit their site plan. Dakota County staff state that federal funds were used to obtain the easements in connection with the Cedar Avenue reconstruction project. Reworking the established easements is a very difficult process. Dakota County staff states that no encroachment should be allowed into the easements.

Availability of Municipal Utilities: Utilities are available at the site. No extension of utilities is needed to serve this development; only connections to existing service lines will be needed. Domestic and fire water service lines will be required to be split outside the building.

Street Classifications/Accesses/Circulation:

- Cedar Avenue (Principal Arterial Street) – 90' half right-of-way with additional right-of-way easements obtained for community entry monuments at Cedar and 147th Street. No access permitted or proposed.
- 147th Street West (Minor Community Collector) – 40' half right-of-way. The existing drive access onto 147th Street will be closed in connection with this development.
- Glazier Avenue (Local) – 30' half right-of-way.

The petitioner conducted a traffic study which has been reviewed by the City Engineer. The restaurant is expected to generate 412 driveway trips during the mid-day peak and 198 driveway trips in the evening PM peak. The redevelopment's potential impact on adjacent intersections including Cedar Ave/147th Street intersection, and the 147th Street/Glazier Ave intersection is a significant issue that is being analyzed in connection with this project. Levels of Service (LOS) ratings are used by traffic engineers to analyze intersection operations and range from A to F with A being the best and F being the worst level of operation. Today, traffic levels operate at a level C at Cedar Ave/147th and C at 147th/Glazier during the PM peak.

The study reviewed conditions after redeveloping the site and then examined future conditions in 2030. After the redevelopment is completed, the LOS in 2018 is expected to be C in both the PM peak and mid-day peak for Cedar/147th Street. Northbound lefts at 147th Street and Glazier decline to a LOS D in both the mid-day and PM peak. By 2030 the Cedar Ave/147th Street intersection is operating at a C in the mid-day peak and E in the PM peak, while the left turns northbound on 147th/Glazier are operating at a C in the mid-day and D in the PM peak.

Level of Service (LOS) Analysis

	Existing Conditions 2018		2018 After Redevelopment		2030	
	Mid-Day	PM Peak	Mid-Day	PM Peak	Mid-Day	PM Peak
Cedar Ave/ 147th St	C	C	C	C	C	E
147th St/ Glazier Ave (NB Left)	C	C	D	D	C	D

Source: Kimley-Horn Study, June 20, 2017

Pedestrian Access: A pedestrian connection is provided through the site from Cedar Avenue to the front of the building (south side) and continues east out of Glazier Ave. The City Engineer would like to see an extension of a landscape island to provide a pedestrian refuge in the center of the site. A sidewalk connection would also be provided from 147th Street to the east side of the building.

Public Safety Issues: None identified.

Recreation Issues: None identified.

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. The preliminary sign plans show the use of a pre-order board. No pre-order boards are permitted. With two drive-thru lanes, two menu boards are allowed.

Public Hearing Comments: To be taken.