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 professional office uses with very limited retail uses to support the office uses. A multiple tenant building with restaurants and a dental clinic 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, clinics for human care, 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 add Class III Neighborhood restaurants as a permitted use and add a drive-thru in connection with a Class III restaurant as a conditional use. They also request the following reduced parking setbacks:

Setback Type	Street (Street Type)	Min. Setback Req'd	Proposed Setback	Notes
Parking Setback	Cedar Ave	20'	8'	For drive-thru lane. Due to corner monument easements.
Parking Setback	147th St	20'	7'	Drive-thru lane

Parking Setback	Glazier Ave	20’	6’	

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 closed. On Glazier Ave, two access points are proposed: a right-in only access and a full access to the south. The 11,000 sq. ft. building is proposed to be situated in a north-south alignment parallel with Cedar Avenue. The drive-thru lane is proposed to wrap around the north and west sides of the building in a counter clockwise direction with the service window on the south side of the building. A bypass is shown on the southern end of the drive thru lane. A total of 94 parking spaces are provided on the site; with 183 restaurant seats and 3,000 sq. ft. dentist, a total of 93 parking spaces is required, meeting the parking requirement.

The garbage enclosure is shown on the southeast corner of the site, out of view from Cedar Ave and 147th Street W.

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. The developer plans to save the elm trees planted along Cedar Avenue. Tree protective fencing should be added to the grading plan.

Elevation Drawings: The exterior building materials are proposed to be burnished block, face brick, EIFs, and engineered wood siding. It appears that the predominant exterior building material is EIFs. Commercial buildings are required to be constructed of “100% non-combustible, non-degradable and maintenance-free construction materials (such as face brick or natural stone...).” EIFs may be used for decorative features, but should not be a primary exterior building material.

The west elevation of the building will be the “rear” of the building and will face Cedar Ave. The building is designed so that the four sides of a building have equally attractive elevations. An approximately four foot “gabion wall” is shown to block the view of the meters and electrical equipment on the building. A gabion wall is a cage-type structure filled with rock material to give a natural rock wall appearance. This type of wall is an alternative to a mortared brick or stone wall.

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. 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.

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.

Traffic Study: A traffic study was conducted that analyzed the new development with the new proposed uses. Traffic demand is lower than the previous plans reviewed last year. However, traffic levels are expected to impact adjacent intersections. Brandon Anderson will review the traffic study in more detail.

Pedestrian Access: A pedestrian connection is provided through the site from the front of the building (east side) and continues east out to Glazier Ave. An extension of a landscape island is provided for a pedestrian refuge in the center of the site. Sidewalk connections are also shown from the north and south sides of the building to Cedar Ave.

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.