

GENERAL INFORMATION

Applicant: City of Bloomington

Location: 4201 West 84th Street

Request: 1) Rezoning from R-1 to R-1(PD)
2) Preliminary and Final Development Plans for a two-story, approximately 25,000 square-foot fire station, replacing existing Fire Station #4

Existing Land Use and Zoning: Fire station; zoned Single Family Residential (R-1)

Surrounding Land Use and Zoning: North – Park (Wand Miller Park) and single-family residential; zoned R-1
South and West – Single-family residential; zoned R-1
East – Data facility; zoned R-1

Comprehensive Plan Designation: Public

HISTORY

City Council Action: 12/22/1969 – Approved the Preliminary Plat of Southdell 7th Addition (Case #7284A-69).

02/09/1970 – Approved the Final Plat of Southdell 7th Addition (Case #4337A-69)

CHRONOLOGY

Planning Commission 09/23/2021 – Recommended approval (Vote: 4-0)

City Council 10/25/2021 – Public hearing scheduled

DEADLINE FOR AGENCY ACTION

Application Date: 08/17/2021

60 Days: 10/16/2021

120 Days: 12/15/2021

Applicable Deadline: Waived by the applicant

Newspaper Notification: Confirmed (09/09/2021 Sun Current – 10 day notice)

Direct Mail Notification: Confirmed (500-foot buffer – 10 day notice)

STAFF CONTACT

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PROPOSAL

The City of Bloomington proposes replacing Fire Station #4 located at 4201 West 84th Street with a new two-story, approximately 25,000 square-foot fire station. The fire station would include four apparatus or truck bays, decontamination facilities, offices and training spaces, dispatch area, eight dormitory rooms, and supportive kitchen and fitness facilities. Site access to West 84th Street and Irwin Road is proposed to be similar to the existing condition. Site parking includes 18 surface stalls located on the north and east sides of the property. The application consists of a rezoning request to add the planned development overlay zoning district to the site related to the Preliminary and Final Development Plans applications.

As part of a broader facility replacement plan and study, fire station locations were evaluated to verify compliance with current standards and best practices for effective response for the areas or zones they serve. The evaluation of existing Fire Station #4 concluded that the subject property remains the ideal location to meet expected response times for the associated service area. As a result, the new fire station is proposed to be constructed on the site of the existing station. Other sites within the immediate area were studied for feasibility and suitability. The alternative sites studied, including Wanda Miller Park, were not feasible due to site constraints. In addition, the need to replace Fire Station #4 on the existing site informs some design elements and flexibility requested. Finally, a plan for a temporary station or facility in the area is being prepared to provide service to the Station #4 area while the new fire station is under construction. Plans for a temporary station would need to be finalized prior to constructing the new fire station.

ANALYSIS

Rezoning

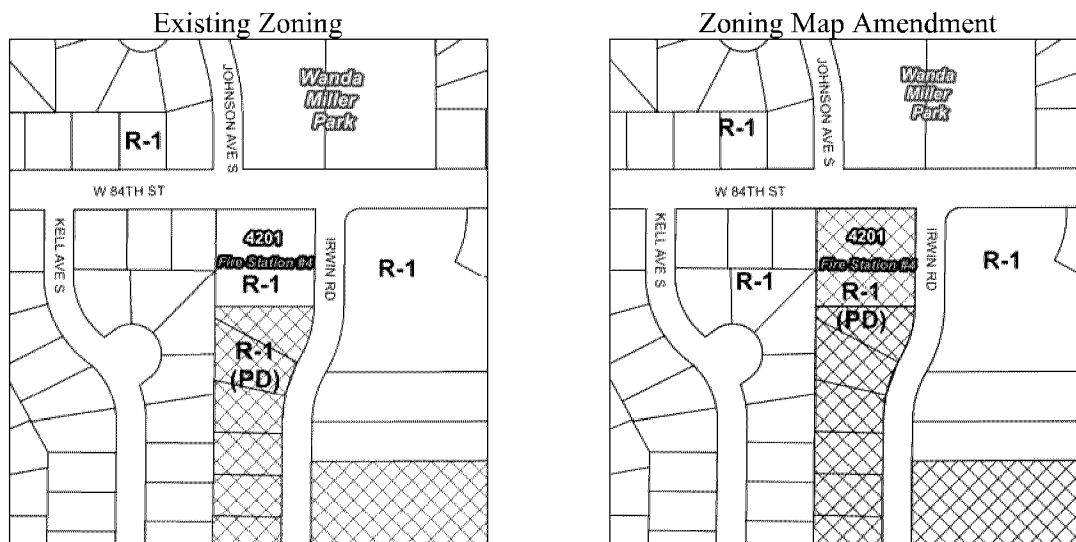
The applicants request a rezoning from R-1 to R-1(PD) applying the Planned Development Overlay District allowing City Code flexibility. Should the rezoning to a Planned Development be approved, the Preliminary and Final Development Plans must be approved to proceed with the permit application. The proposed rezoning is illustrated in Figure 1.

Rezoning carries a higher level of discretion than quasi-judicial actions. Although there are no explicit findings that must be made in conjunction with a rezoning, appropriate considerations include:

- Whether the proposed district is consistent with the Comprehensive Plan;
- How the proposed district differs from the existing district; and
- Whether there is a public benefit in the change.

The Planned Development Overlay District purpose is to promote creative and efficient use of land by providing development standards design flexibility. The subject application seeks flexibility to multiple performance standards within the City Code, including structure setbacks and height. The underlying zoning (R-1) and guidance (Public) are proposed to remain unchanged. As a result, the proposed rezoning is consistent with the Comprehensive Plan and does not differ from the existing underlying zoning district. The public benefit associated with the rezoning to the Planned Development Overlay District is providing a modern fire station that can adequately serve the station's coverage area.

Figure 1: Rezoning from R-1 to R-1(PD)



Procedurally, the rezoning approval to add the Planned Development Overlay District must occur prior to the Preliminary and Final Development Plans approval. Based on the public benefit associated with a fire station use, staff is supportive of the request to rezone the site thereby adding the Planned Development Overlay District.

Land Use

A fire station is considered a government facility, general, which is a permitted use in the R-1 zoning district. The subject property is guided Public, which is appropriate guidance for a fire

station site. A fire station at the subject location is a legal and permitted use based upon the guidance of the Comprehensive Plan and the zoning of the subject property.

Code Compliance – Preliminary and Final Development Plans

The proposed fire station and associated site improvements have been reviewed according to the performance standards for nonresidential structures in the R-1 zoning district. Rezoning the site to a Planned Development (PD) also allows flexibility from City Code standards provided that the applicant demonstrates the project meets the required findings and the City Council determines the flexibility provides public benefit. Table 1 identifies the project characteristics that comply with City Code requirements as presented. Table 2 identifies formal requests by the applicant for flexibility through the PD Overlay Zoning District. Finally, Table 3 identifies project characteristics that are not in compliance with City Code requirements. The following staff report sections provide additional detail and discussion regarding Code compliance, as well as an analysis of flexibility requests.

Table 1: City Code Analysis – Site and Building Characteristics in Compliance

Standard and Code Section	Proposed
Minimum Site Area – 30,000 square feet (Sec. 21.301.01(c)(2))	39,997 square feet
Minimum Site Width – 120 feet (Sec. 21.301.01(c)(2))	200 feet
Max Impervious Surface Coverage (ISC) Nonresidential uses – 75% Fire stations – Not subject to ISC limits (Sec. 21.301.01(c)(2))	84.7 percent
Maximum Floor Area Ratio (FAR) Institutional uses – 0.35, Fire stations – Not subject to FAR limits (Sec. 21.302.06(b)(2))	0.53
Minimum Parking Stall Size 90-degree stalls – 9 feet by 18 feet Angled parking stalls – ITE standard (Sec. 21.301.06(c)(2)(C))	90 degree – 9 feet by 18 feet Angled – ITE standard
Minimum Drive Aisles Width 90-degree parking areas – 24 feet Angled parking areas – 18 feet (ITE standard) (Sec. 21.301.06(c)(2)(C))	90-degree parking – < 24 feet Angled parking – 18 feet
Parking Islands – Required at end of parking tiers for parking areas with more than 10 parking spaces (Sec. 21.301.01(c)(2)(H)(i))	Compliant 8 feet or wider islands provided through the site

Standard and Code Section	Proposed
Minimum Landscaping Quantities – 16 trees and 40 shrubs (Sec. 21.301.15(c)(2)(B))	16 trees and 195.5 shrub units
Trash and Recycling Storage Standards – 125 square feet, fully enclosed (Sec. 21.301.17)	125 square feet, fully enclosed
Minimum Freestanding Sign Setbacks Along street – 15 feet Rear/side – 5 feet (Sec. 19.110(a)(3))	Along street – 15 feet (north) and 15.2 feet (east) Rear/side – 182 feet
Minimum Flag Pole Setbacks (along streets) 10 feet (Sec. 19.105(c)(5))	15.4 feet

Table 2: City Code Analysis – Requests for PD Flexibility

Standard and Code Section	Proposed	Meets Standard?
Minimum Structure Setbacks Along streets – 50 feet Rear – 30 feet Side (west) – 20 feet or 24.5 feet (based on bldg. height) (Sec. 21.301.02(d)(2))	Along street – 46 feet (north) and 50.2 feet (east) Rear (south) – 36.5 feet Side (west) – 7.8 feet @ trash enclosure, 20.1 feet for remainder of structure	Deviation requested – see further discussion
Maximum Building Height 2 stories/40 feet (Sec. 21.301.10(b)(1)(A))	2 stories/44.7 feet	Deviation requested – see further discussion
Parking Quantity Required – 22 spaces (Sec. 21.301.06(d))	18 spaces	Deviation requested – see further discussion
Minimum Parking Setbacks Along street – 20 feet Rear/side – 5 feet (Sec. 21.301.06(c)(2)(I))	Along street – 0 feet (north) and 6.25 feet (east) Rear/side – 5.2 feet	Deviation requested – see further discussion
Minimum Landscape Yard Along street – 20 feet Rear/side – 5 feet (Sec. 21.301.15(c)(4)(A))	Along street – 0 feet (north) and 6.2 feet (east) Rear/side – 2.2 feet (SE corner - existing condition)	Deviation requested – see further discussion
Parking Lot Screening – Three-foot screen required for surface parking stalls located within 40 feet of public street (Sec. 21.301.15(d)(3)(A))	Screening provided along Irwin Road, no screening along West 84 th Street	Deviation requested – see further discussion

Standard and Code Section	Proposed	Meets Standard?
Retaining Wall Setbacks (Walls greater than four feet in height) Along Street – 30 feet Rear – 30 feet Side – 10 feet (Sec. 21.301.02(d)(1))	Along Street – 70 feet Rear – 21.9 feet Side – 2.6 feet	Deviation requested – see further discussion
Retaining Wall Setbacks (Walls less than four feet in height) Along Street – 10 feet Rear/side – 0 feet (Sec. 19.08(c)(2))	Along Street – 4.3 feet Rear/side – 3.1 feet	Deviation requested – see further discussion

Table 3: City Code Analysis – Required Site and Building Characteristics Not in Compliance

Standard and Code Section	Proposed	Meets Standard?
Minimum Sidewalk Width – Eight feet (Sec. 21.301.04(d)(1)(A)(iii))	Six feet	No – see further discussion

Site and Building Design

The site design proposes to locate the proposed fire station in the central portion of the site, with the majority of surface parking serving the facility located on the north and east sides of the building, away from single-family residential properties. Due to the need to replace the fire station on the existing site with a larger facility that meets modern operational and spatial requirements, PD flexibility is sought to reduce multiple structure setbacks for the new fire station. The front setback along West 84th Street is proposed to be reduced from 50 feet to 46 feet. In addition, the western side yard setback is proposed to be reduced from 20 feet to 6.4 feet for the proposed trash and generator enclosure (3.3 feet above grade) and from 24.5 feet to 20.1 feet for the remaining or bulk part of the structure.

Requests for flexibility or deviation through the Planned Development (PD) Overlay Zoning District must meet the intent of the overlay district and provide a public benefit (Sec. 19.38.01(c)). The deviations requested are consistent with the PD Overlay District intent. Regarding the public benefit test, the subject application offers a strong basis or argument for public benefit on the basis that the facility provides essential public safety services for the surrounding community. The majority of the requested setback reductions are modest in size. The more significant reduction in setback requested is for a smaller enclosure structure for the facility generator, which rarely operates for testing and emergency purposes only. Based on the measure or significance of the public benefit associated with the new fire station, staff finds the requests for setback reduction through PD flexibility are reasonable and consistent with City Code. Staff is supportive of the structure setbacks as shown.

Regarding the fire station floor plan, the first floor contains offices, a classroom, a dispatch area, equipment storage, four apparatus bays, a decontamination area, and other associated uses. The second floor includes eight dormitory rooms/offices, laundry, a kitchen and dining area, fitness facilities, a patio, and training space. The hose tower, utilized for drying fire hose, is located on the south end of the building, extending from the ground elevation to the structure's peak. The hose tower and adjacent areas are utilized for Fire Department aerial training.

The proposed fire station is two stories and 44.7 feet in height at its tallest point. The proposed roof is a flat design. The City's Height Limits Map (Sec. 21.301.10(b)(1)(A)) establishes the maximum structure height for the subject property at 2 stories/40 feet. As a result, the applicant seeks PD flexibility to increase the maximum allowed height by 4.7 feet. The area or location of increased structure height is utilized for training purposes for Fire Department personnel. Based upon the modest increase in height requested, and the public benefit associated with the facility and related training exercises, staff is supportive of the requested PD flexibility related to structure height. All rooftop equipment must meet the screening requirements of Section 21.301.18 of the City Code.

The proposed primary exterior materials for the new fire station include brick, cast stone and glazing. All these materials are Code-compliant for nonresidential structures in the R-1 zoning district. The City Code regulates coatings on primary exterior materials. A condition of approval is recommended that requires Planning Manager's exterior building materials approval prior to permit issuance.

Access, Circulation, Sidewalks and Parking

Access to the fire station site is proposed to remain similar to the existing condition, with one large driveway to West 84th Street and two driveways to Irwin Road. The southern driveway to Irwin Road is proposed to remain at a 2.2 setback to the south, which requires flexibility. Discussion of that request is found in the landscaping section of the staff report that follows. Circulation of the fire station site is proposed to allow two-way traffic on the northern and southern portions of the site, while only allowing one-way, southbound circulation on the east side of the fire station. The one-way drive-aisles serves angled parking stalls.

New public and private sidewalks are proposed to be installed to serve the fire station site. The public sidewalk along West 84th Street, a minor collector roadway, is proposed to be six feet in width, whereas City Code will require an eight-foot sidewalk. Therefore, the sidewalk along West 84th Street must be revised to an eight-foot sidewalk. No sidewalk is currently proposed for Irwin Road, as there is no public sidewalk system along the roadway to provide an opportunity for connection. When there is no public sidewalk connection, the City Code allows deferment of public sidewalk construction for nonresidential uses. Staff recommends that deferment of sidewalk installation along Irwin Road. Private sidewalks shown on the property comply with City Code. A facility front door connection is provided to the public sidewalk network along West 84th Street.

The applicant proposes to construct 18 off-street parking spaces. The City Code does not have a specific parking quantity requirement for fire stations. As a result, staff has analyzed the proposed

fire station based on the uses within the building compared to similar uses. The uses that will generate the majority of the parking demand include the proposed office areas and dormitories. The storage areas for fire trucks and other public safety equipment do not by themselves generate significant independent parking demand beyond the other uses in the station. The offices and classrooms are designated for internal use only by the Fire Department. For the dormitories, one parking one off-street parking space is required per unit. However, by applying a 50% internal capture approach to the congregate living use, only half of the required dormitory parking is needed, as the same persons (firefighters) occupying the office and equipment areas will concurrently occupy a large proportion of the dormitories. Utilizing this internal capture methodology is permitted as part of a request for PD flexibility. The accessory uses to the dormitories, such as the kitchen and fitness areas, do not generate any additional parking demand. There is no parking requirement for the hose tower or training area, as an internal capture methodology can also be utilized for these areas. As a result, the parking requirement for the fire station, based on the gross amount of office, production and storage areas, while providing half (50%) of the required parking for the dormitories, is 18 total parking spaces. The quantity of parking provided meets the City Code requirement. The parking requirement is described in detail in Table 4. Parking quantity should be maintained despite seasonal challenges. Parking areas should remain clear of snow during winter conditions. Should snow storage impact parking on the constrained site, snow must be moved off-site during larger snow falls.

Table 4: Parking Quantity Analysis

Use	Standard	# of Units/Area	Parking Spaces Required
Office	One space per 285 sq. ft.	3,222 sq. ft. ¹	11.3 spaces
Production	One space per 500 sq. ft.	660 sq. ft.	1.3 spaces
Storage	One space per 1,000 sq. ft.	1,720 sq. ft.	1.7 spaces
Dormitory	One space per dormitory	8 dormitories	8 spaces (4 spaces w/internal capture) ²
Parking Requirement (without internal capture flexibility)			22 spaces
Parking Requirement (with internal capture flexibility)			18 spaces²
Parking Provided			18 spaces

Table Notes: 1) Office area includes classroom, as this area is designated for internal use only by the applicant.

2) Staff supports an internal capture factor of 50 percent for the dormitory parking requirement, reducing the dormitory requirement by half (four spaces).

Reductions to setbacks of parking and drive aisles areas are requested along street facing frontages, whereas a 20-foot setback is typically required. In addition, a zero-foot setback is proposed for angled parking stalls along West 84th Street, and the north-south drive aisle serving the parking area

east of the building is 6.2 feet from the right-of-way for Irwin Road. Discussion of these requests for flexibility is found in the landscaping section that follows.

Landscaping, Screening and Lighting

Based on the developable landscaping area of the site, City Code requires 16 trees and 40 shrubs to be installed. The submitted landscape plan shows 16 trees and 195.5 shrubs proposed. No trees are proposed along the north side of the site. Landscape material should be dispersed throughout the site according to the supplemental landscaping policy. The final version of the landscape plan will need to reflect this guidance.

The application is seeking PD flexibility to reduce the required landscape yards of the site. Landscape yards along West 84th Street and Irwin Road would be reduced from 20 feet to 0 feet and 6.25 feet, respectively. The interior landscape yard along the southern boundary is also proposed to be reduced from 5 feet to 2.2 feet at the southeastern driveway to Irwin Road, although this reflects an existing condition associated with Fire Station #4. The reduced landscape yards proposed are requested to accommodate parking and circulation areas needed to serve the fire station. Due to the fact that the new fire station facility is necessary to provide an adequate public safety response for the area served by Fire Station #4, there is a strong public benefit argument in support of the PD flexibility for reduced landscape yards. The majority of the flexibility pertaining to reduced landscape yards requested is along West 84th Street and Irwin Road, and should not have a significant negative impact on surrounding residential property. In addition, with the exception of along West 84th Street, adequate areas to install some planting along Irwin Road and the southeastern corner of the site are still provided. Staff is supportive of the flexibility requested for reduced landscape yards/parking setbacks.

The City's supplemental landscaping policy recommends that 50% of building foundations facing public streets be landscaped. Foundation plantings are shown along the northern building foundation, but not the eastern building elevation foundation. There is not enough physical space to provide plantings along the eastern building elevation. Given the constrained nature of the site on a corner lot and its unique use characteristics, foundation plantings along the eastern building foundation can be removed in the judgment of staff.

The City Code requires that surface parking stalls within 40 feet of the street be screened from view utilizing shrubs, fencing or a berm. The site perimeter on the east side of the site is landscaped utilizing shrubs, providing effective screening. Additional plant material or fencing would be needed to screen the northern-most surface parking stalls. However, it is not feasible to install compliant screening on-site due to space constraints, and PD flexibility is request to omit screening in this location as a result. The applicant has the opportunity to plant some native grasses on the north side of the stalls within the right-of-way, which will provide some screening. Based on this limited screening and the fact that there is a passive park across the street, staff is supportive of a deviation to omit screening on-site along the northern parking stalls. The City Code also requires that rooftop mechanical equipment be screened. The architectural elevations include rooftop unit

screening. The architect will need to ensure that the screening is tall enough to hide the equipment from ground level observation. Staff is recommending a condition of approval that rooftop screening be provided. Finally, a generator is proposed on the west side of the site. The equipment is enclosed in a brick enclosure and screened as a result.

Staff has reviewed the preliminary photometric lighting plans and found area not in compliance with the City Code. There are parking and associated drive aisles that do not meet the minimum light level of 1.0 or 0.5 foot-candles depending on the site perimeter proximity. Exterior site lighting is proposed to be provided through a combination of wall packs and light poles, which are 15 feet in height. The lesser height of the light poles are appropriate for a single-family residential area. Light levels for the primary building entrance will need to meet 5.0 foot-candles within five feet of the entrance. Staff highly recommends motion sensors with dimming capabilities be used for the southern drive aisle poles to minimize the nighttime impact on the adjoining single family home.

Finally, in-ground lighting for a flag pole within the northeast corner of the site is proposed. Please note these fixture types are subject to performance standards in City Code pertaining to maximum lumen output. Staff is recommending a condition that the lighting plan be approved prior to the issuance of the building permit for the fire station.

Stormwater Management

Stormwater must be managed to meet the City's and Watershed District's stormwater rate control (quantity), quality and volume requirements. Two subsurface stormwater management facilities or chambers are proposed within the northern and eastern driveway/parking areas. A Stormwater Management Plan with calculations and narrative have been prepared and submitted. The Plan is currently under review for compliance with requirements in the City of Bloomington Comprehensive Surface Water Management Plan. This site is located within the Nine Mile Creek Watershed District, so an additional permit will be required prior to the issuance of a building, footing or grading permit.

Utilities

The proposed fire station would be served by City water and sanitary sewer service. Fire hydrants would be provided according to the requirements of the Fire Code, and locations must be reviewed and approved by the Fire Prevention and Utilities Divisions. The water system is proposed to be looped, with connection to watermain in both West 84th Street and Irwin Road. The proposed stormwater management system outflow would be connected to the City's storm sewer system in Irwin Road. The utility plans must be approved by the City Engineer prior to the issuance of any permits or significant site disturbance.

Traffic Analysis

No significant impacts to the adjacent traffic patterns due to this building have been identified. The proposed use is not anticipated to generate increased traffic or trips above the existing condition. The safety of emergency vehicle movements in proximity to the station will be enhanced by refining the existing emergency vehicle preemption (EVP) technology at the nearby intersection and signal.

Fire Prevention and Public Safety

The proposed development is consistent with the emergency vehicle access and circulation requirements. The access and circulation design must meet or exceed the minimum standards for Fire Prevention and be maintained in accordance to the approved plan, including a surface to provide all weather driving capabilities. Apparatus access roads shall be asphalt or concrete and support a minimum of 80,000 pounds.

The applicant proposes adequate water supply with a hydrant within 50 feet of the fire department connection and within 150 feet of any exterior wall. Hydrants will be approved by the Utilities and Fire Prevention Divisions. The applicant shall ensure the proposed landscaping plans don't interfere with access to the building.

The building must be addressed plainly and visible from the street or road using numbers that contrast with the background. The numbers must be a minimum of four inches, be Arabic numbers or alphabetic letters with a minimum stroke width of 0.5 inches. Stairwell access within the building must be maintained. Doors shall be provided into all stairwells on all levels. Provide for emergency responder radio coverage throughout the complex and in all structures per the requirements of Appendix L in the 2015 Minnesota State Fire Code.

Any changes made to the current plans, including building location, access roads, water supply and addressing, shall be reviewed by the Fire Marshal to ensure continued compliance with the Fire Code.

Miscellaneous

The proposed fire station includes a complying 125 square-foot trash and recycling storage area on the structure's west side. The storage area is fully enclosed and interior access is provided. The trash and recycling storage facilities are compliant as a result.

A ground sign and wall signage are shown on the site and architectural plans. The proposed ground sign is shown in the northeast corner of the site in a Code-compliant location. The previous version of the site plan showed the ground sign at a noncompliant setback to West 84th Street, but an updated version has corrected this nonconformity. Electronic signs are allowed in this zoning district so long as they comply with operational performance standards regarding brightness, motion, and frequency of changing copy. Wall signage is shown on both the northern and eastern

building elevations. Staff is recommending a condition of approval that signage comply with the City Code.

A retaining wall, ranging from 0.5 feet to 5.5 feet in height, is proposed along the site's western boundary. The wall is necessary to cut into the existing hill or grade on the site, with the high point being on the west boundary. City Code requires that retaining walls have various setbacks from property lines depending on wall height. The subject application includes reductions in setback to the west, south and north boundary. The reduction in setback to the west line being most notable. These setback reductions are necessary to allow for the larger fire station structure in comparison to the existing fire station. The proposed retaining wall will not be visible or imposing because the single-family dwelling west of the fire station site is higher than the subject property. Based on the lack of negative impacts of the walls on surrounding property owner and the public benefit associated with the facility, staff is supportive of the reduced setbacks for retaining walls as shown on the plans.

Fencing is proposed along the western and southern property boundaries. Fencing must comply with Section 21.301.08 for height and opacity. Staff is recommending a condition that all fencing comply with City Code. Finally, a flag pole is shown in the northeast corner. Flag poles are subject to regulations in the sign ordinance – Section 19.105(c)(5) of the City Code.

The City Code establishes standards for maximum noise source requirements in Section 10.29.02. An open-air enclosure is planned on the structure's west side of the structure to host a backup emergency generator. The existing condition of the site also includes an outdoor generator. The backup generator is needed to keep the facility operational in case of power failure. The proposed generator would operate only during this rare event or under testing or maintenance activities to keep it operational. The Fire Department estimates it operates one time per month. According to the project description, the generator selected has a noise-reducing casing. In combination with the generator design, the proposed enclosure and nearby grades, and the infrequent use of the equipment, the applicant is confident that the noise generated will be insignificant or not present a nuisance. Ongoing compliance with the noise source requirements is required.

Public Correspondence

As of the publication date of the staff report, the City has not received any correspondence or communications from the public regarding this application.

Planning Commission Review

The Planning Commission held a public hearing for the proposed fire station on September 23, 2021. Three members of the public provided testimony (two in person and one over the phone). The testimony provided focused on site landscaping and the use characteristics of the fire station. Following the public hearing, the Planning Commission discussed the proposed ground sign and facility lighting. The full discussion can be reviewed in the attached meeting minutes. Following

discussion, the Planning Commission unanimously recommended approval of the Fire Station #4 application (Vote: 4-0).

FINDINGS

Required Preliminary Development Plan Findings - Section 21.501.02(d)(1-6):

Required Finding	Finding Outcome/Discussion
(1) The proposed development is not in conflict with the Comprehensive Plan	Finding Made – The subject property is guided Public. A new fire station is not in conflict with the Comprehensive Plan.
(2) The proposed development is not in conflict with any adopted District Plan for the area	Finding Made – The proposed development is not located in an area subject to an adopted District Plan.
(3) All deviations from City Code requirements are in the public interest and within the parameters allowed under the Planned Development Overlay Zoning District or have previously received variance approval	Finding Made – All of the deviations requested are allowed under the Planned Development Overlay Zoning District. The construction of a modern fire station that provides essential public safety services in the area includes significant public benefit. The deviations requested are in the public interest.
(4) Each phase of the proposed development is of sufficient size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit without dependence upon any subsequent unit	Finding Made – The proposed development is a single phase development. The planned development is not dependent on subsequent phases.
(5) The proposed development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development; and	Finding Made – The proposed fire station will not create any burden on nearby parks or schools. The City utilities that serve the property have adequate capacity for the new proposed fire station. Increases in trips or traffic are not anticipated on City streets as a result of the development. The proposed development will not create an excessive burden on public infrastructure or facilities.
(6) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare	Finding Made – The proposed fire station would provide essential public safety services to the area it would serve, strengthening the public health safety and welfare. The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.

Required Final Development Plan Findings – Section 21.501.03(e)(1-7)

Required Finding	Finding Outcome/Discussion
(1) The proposed development is not in conflict with the Comprehensive Plan	Finding Made – The subject property is guided Public. A new fire station is not in conflict with the Comprehensive Plan.
(2) The proposed development is not in conflict with any adopted District Plan for the area	Finding Made – The proposed development is not located in an area subject to an adopted District Plan.
(3) The proposed development is not in conflict with the approved preliminary development plan for the site	Finding Made – The subject application would rezone the sites and create an approved Preliminary Development Plan to construct a new fire station. The Final Development Plan is consistent with the Preliminary Development Plan submitted.
(4) All deviations from City Code requirements are in the public interest and within the parameters allowed under the Planned Development Overlay Zoning District or have previously received variance approval	Finding Made – All of the deviations requested are allowed under the Planned Development Overlay Zoning District. The construction of a modern fire station that provides essential public safety services in the area includes significant public benefit. The deviations requested are in the public interest.
(5) The proposed development is of sufficient size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit without dependence upon any subsequent unit	Finding Made – The proposed development is a single phase development. The planned development is not dependent on subsequent phases.
(6) The proposed development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development; and	Finding Made – The proposed fire station will not create any burden on nearby parks or schools. The City utilities that serve the property have adequate capacity for the new proposed fire station. Increases in trips or traffic are not anticipated on City streets as a result of the development. The proposed development will not create an excessive burden on public infrastructure or facilities.
(7) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare	Finding Made – The proposed fire station would provide essential public safety services to the area it would serve, strengthening the public health safety and welfare. The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.

RECOMMENDATION

Planning Commission and staff recommend approval through the following motions:

Motion made by _____, seconded by _____, in Case #PL2021-186, I move to adopt an ordinance rezoning 4201 West 84th Street from R-1 to R-1(PD).

Motion made by _____, seconded by _____, in Case #PL2021-186, I move adopt a resolution authorizing summary publication of an ordinance rezoning 4201 West 84th Street from R-1 to R-1(PD).

Motion made by _____, seconded by _____, in Case #PL2021-186, having been able to make the required findings, I move to approve Preliminary and Final Development Plans for a new approximately 25,000 square-foot fire station, replacing existing Fire Station #4, located at 4201 West 84th Street, subject to the conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case #PL2021-186

Project Description: Rezoning from R-1 to R-1(PD), and Preliminary and Final Development Plans for a new approximately 25,000 square-foot fire station, replacing existing Fire Station #4.

Address: 4201 West 84th Street

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Sewer Availability Charges (SAC) must be satisfied, if applicable.
3. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
4. Prior to Permit Sidewalk, eight feet in width, must be installed along West 84th Street.
5. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
6. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
7. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
8. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
9. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508).
10. Prior to Permit A Minnesota Department of Health (MDH) watermain review and approval must be obtained or notification from MDH that this permit is not required must be submitted to the City (State of MN).
11. Prior to Permit A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from the MPCA that this permit is not required must be submitted to the City (State of MN).
12. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
13. Prior to Permit Landscape plan must be approved by the Planning Manager (Sec 21.301.15).
14. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of City Code Section 21.301.07.
15. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.

16. Prior to C/O Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).
17. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
18. Prior to C/O All rooftop equipment must be fully screened (Sec. 21.301.18).
19. Ongoing All construction related pickup, drop-off, loading, unloading, stockpiling, staging and parking must occur on site and off public streets unless otherwise authorized by the City Engineer.
20. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
21. Ongoing Development must comply with the Minnesota State Accessibility Code.
22. Ongoing Three foot high parking lot screening must be provided along Irwin Road and part of West 84th Street as approved by the Planning Manager (Sec. 21.301.15).
23. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code.
24. Ongoing Parking spaces must be maintained as required in Section 21.301.06(f)(1). This includes snow removal from the constrained site.
25. Ongoing A noise source shall not exceed an L10 noise level of 60 dBA in the daytime (7:00 a.m. to 10:00 p.m.) and an L10 noise level of 50 dBA in the nighttime (10:00 p.m. to 7:00 a.m.) as measured on the property line of the source. (Section 10.29.02) The generator must maintain a noise reducing casing as proposed by the applicant and approved by the Planning Manager.