

GENERAL INFORMATION

Applicant: John Kosmas, KK Design (applicant)
Valvoline, LLC (user and owner)

Location: 8602 Lyndale Avenue S.

Request: Major revision final site and building plans to construct a trash room addition to an existing building

Existing Land Use and Zoning: Instant oil change; zoned B-2 General Business

Surrounding Land Use and Zoning: North – Service station; zoned B-2
South – Auto service; zoned B-2
East – Office; zoned I-3
West – Single and two-family residential; zoned R-1

Comprehensive Plan Designation: General Business

CHRONOLOGY

Planning Commission 06/29/2017 – Pubic Hearing Scheduled

DEADLINE FOR AGENCY ACTION

Application Date: 05/24/2017
60 Days: 07/23/2017
120 Days: 09/21/2017
Applicable Deadline: 07/23/2017
Newspaper Notification: Confirmed – (06/15/2017 Sun Current – 10 day notice)
Direct Mail Notification: Confirmed – (500 buffer – 10 day notice)

STAFF CONTACT

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PROPOSAL

The applicant proposes constructing a 257 square foot trash room addition at the Valvoline Instant Oil Change at 8602 Lyndale Avenue South. The addition would be constructed onto the southwest portion of the existing building. A 100 square foot trash room was originally constructed, but the building was inadequate for storage needs and the trash room was converted to a storage area. Dumpsters were located outside and the property was issued enforcement orders. Compliance with City Code refuse standards necessitates a building addition.

ANALYSIS

Code Compliance

Table 1 below summarizes several City Code requirements pertaining to a building addition in the B-2 zoning district.

Table 1: City Code Analysis – B-2 Zoning District

Standard	Code Requirement	Proposed	Compliance
Building side yard setback	10 feet	10 feet	Yes
Building rear yard setback	15 feet	15.5 feet	Yes
Parking requirement	9 stalls	11 stalls with shared parking agreement	Yes

Building Design

The existing Valvoline building is predominately clad with brick. Except for the overhead door, the proposed building addition would also be comprised of brick and meets City Code exterior materials requirements.

Landscaping, Screening, and Lighting

City Code requires a three-foot screen between parking lots and public right-of-way. A screen was originally installed at the site, but has been removed. The applicant would replant the screen as part of this project to bring the site into compliance with the original landscaping plan.

City Code also requires a minimum of 2.0 footcandles at all secondary entrances. Building elevations depict a light above an existing man door, but at least one lighting element would be required above the trash room door to meet the 2.0 footcandle requirement.

Access, Circulation, and Parking:

The Valvoline property shares access with Super America and there is a joint access agreement between the two properties. That agreement, however, does not include shared parking. The number of parking stalls between the two properties exceeds City Code requirements, but the number of stalls located only on the Valvoline site does not. There are seven parking stalls located immediately west of the Valvoline property line and are the most convenient stalls for Valvoline employees. A draft shared parking agreement was submitted with the development application and a recommended condition of approval would require that agreement be executed and filed with the property prior to issuance of a Certificate of Occupancy.

Status of Enforcement Orders:

There are enforcement orders related to dumpsters stored outside of the building. Implementing the proposed building addition and storing dumpsters inside the addition would bring the property into compliance.

FINDINGS

Required Final Site and Building Plan Findings - Section 21.501.01(d)(1-4):

Required Finding	Finding Outcome/Discussion
(1) The proposed use is not in conflict with the Comprehensive Plan.	Finding Made – the proposed use is not in conflict with the Comprehensive Plan. Auto service uses are acceptable uses within the General Business land use designation.
(2) The proposed use is not in conflict with any adopted District Plan for the area.	Finding Made – the property is not located in an area with an adopted District Plan.
(3) The proposed use is not in conflict with City Code provisions.	Finding Made – the building addition is not in conflict with City Code provisions. The proposed addition would bring trash storage into compliance with City Code.
(4) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	Finding Made – the building addition will not be injurious to the surrounding neighborhood. Storage refuse and recycling in fully enclosed buildings mitigates potential odors and maintains a neat, clean appearance.

RECOMMENDATION

Note the Planning Commission has final approval authority on this Final Site and Building Plans application unless an appeal to the City Council is received by 4:30 p.m. on July 5th.

Staff recommends the following motion:

In Case PL2017-83, having been able to make the required findings, I move to approve the major revision final site and building plans to construct a trash room addition to an existing building at 8602 Lyndale Avenue S., subject to the conditions and Code requirements attached to the staff report.

PL201700083

RECOMMENDED CONDITIONS OF APPROVAL

Case PL2017-83

Project Description: Valvoline trashroom addition at 8602 Lyndale Avenue S.

Address: 8602 LYNDAL AVE S

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.

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|----|-----------------|---|
| 1. | Prior to Permit | Erosion Control plans must be approved by the City Engineer. |
| 3. | Prior to Permit | A minimum of 2 bicycle parking spaces must be provided and located near the employee entrance as approved by the City Engineer. |
| 3. | Prior to C/O | A private common driveway/access agreement must be filed with Hennepin County and proof of filing provided to the Engineering Division. |
| 4. | Ongoing | All loading and unloading must occur on site and off public streets. |
| 5. | Ongoing | All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way. |