



PLANNING REPORT

TO: Phil Kern
FROM: Alan Brixius
DATE: November 5, 2008
RE: Delano – Sensors Incorporated – 507 Kelsey Street
FILE NO: 432.07 – 08.14

BACKGROUND

David Kotula of Sensors Incorporated is purchasing the building at 507 Kelsey Street to relocate his business from Maple Plain to Delano. Sensors Incorporated specializes in sensors and engineered sensing solutions.

507 Kelsey Street is zoned I-2, General Industry. The site is 2.4 acres and contains a 6,195 square foot building. A building and site plan were originally approved in 1998 with the following development applications:

1. Site and Building Plan Review
2. Conditional Use Permit to Allow Loading Areas at the Front of the Building
3. Conditional Use Permit to Allow an Exception to the City's Building Type and Material Standards
4. Variance from Parking Design Standards – Parameter Curbing

In acquiring the property, the applicant wishes to maintain the past approvals. The site and building plan involve a conversion of the existing warehouse space to office and production and a 1,940 square foot building expansion on the south end of the existing building. The building addition shall be used for storage of business materials and the trash dumpster.

ISSUES ANALYSIS

Lot Area/Setback. The site plan shows that the lot and building setback meet Code.

| | <u>Required</u> | <u>Proposed</u> | <u>Compliant</u> |
|--------------|--------------------|-----------------|------------------|
| Lot Area | 25,000 square feet | 2.4 acres | Yes |
| Lot Width | 100 feet | 220 feet | Yes |
| Setbacks: | | | |
| Front | 30 feet | 150 feet | Yes |
| Side (north) | 10 feet | 30 feet | Yes |
| Side (south) | 10 feet | 120 feet | Yes |
| Rear (east) | 20 feet | 30 feet | Yes |

The building and parking occupy approximately 21 percent of the entire lot.

Building Design. The I-2 Zoning District limits exposed metal panels to not more than 75 percent of the exterior wall finish. This site received a conditional use permit exception to the City building type and material provisions in 1998. The applicant is making the following exterior building changes that are consistent with the approved conditional use permit for the property:

1. Two overhead doors are being replaced with a canopy entrance and windows.
2. A 2,000 square foot addition is being placed on the south end of the building with an overhead door.

The exterior building changes will match the existing metal panels, brick wainscot, and roof lines. This is consistent with the original approved conditional use permit for the site.

Parking. The conversion of the building's warehouse space to office and production changes the parking requirements for the site as follows:

| | | |
|---------------|---|----------------|
| Office Space: | $5,645 \text{ SF} - 1,477 \text{ SF} = 4,168 \text{ SF} \div 200 =$ | 21 |
| Production: | $550 \text{ SF} \div 400 =$ | 1 |
| Warehousing: | $\frac{1,940 \text{ SF}}{8,135 \text{ SF}} \div 1,500 =$ | $\frac{1}{23}$ |

The site plan illustrates that with the building redesign, the existing parking lot provides 23 parking spaces. Each of the stalls meets the City's 9 foot by 18 foot dimensional standards. The drive aisle is 34 feet wide.

A 23 stall parking lot is required to provide one disability accessible parking stall. The site plan provides two stalls. These stalls must be properly dimensioned and one stall must be van accessible. The site plan appears to adequately address these needs. The existing parking area must be re-striped to define the required parking on site. The current parking lot was granted an exception to the City's curbing requirement. The proposed building expansion is approximately 2,000 square feet of warehousing and

conference room. The pavement expansion is to provide access to the storage area. Due to the size of the building expansion, staff recommends that the previously approved parking lot curbing exception continue to be applied to this building expansion.

Loading and Deliveries. Sensors Incorporated receives deliveries in small quantities via vans and UPS trucks. The site plan has designated a 13 foot wide delivery area at the front entry. The 33 foot access drive provides adequate on site maneuvering for van deliveries.

The applicant's site plan expands the pavement 30 feet south of the existing parking lot to provide access to the new storage area. The applicant has indicated that this storage area would be accessed by personal vehicles, van deliveries and garbage trucks.

Landscaping. The existing conditions of the site will not change dramatically. The site abuts the bowling alley to the north, Star West to the east, and St. Peter's Cemetery to the south. No additional landscaping is being recommended.

Outdoor Lighting. No exterior lighting plan has been submitted. The applicant must submit a lighting plan that illustrates:

1. Type of all exterior lighting, either freestanding or building mounted. All exterior lighting must be 90 degree cutoff light fixtures.
2. Location of exterior light fixtures.
3. Photometric plan illustrating lighting contours.

Trash Enclosures. In discussions with the applicant, the trash dumpster shall be stored within the building.

Engineering Comments. In discussions with the City Engineer, the following comments are offered pertaining to grading, drainage and utilities:

1. The 1998 site plan required the construction of the stormwater drainage pond in the southwest corner of this site. The size and configuration of this pond was oversized to accommodate building expansion or resubdivision of the lot into two industrial lots. The pond has adequate capacity to accommodate the proposed increase in impervious surfacing. Some pond maintenance will be required to clean out the pond outlets.
2. The site grading will be minimal. All drainage must be directed to the existing stormwater pond. All erosion control and site restoration shall comply with the on site inspection and recommendations of the City Engineer.
3. The conversion of the warehouse space to office will change the water consumption. New SAC/WAC charges will be calculated with the building permit.

CONCLUSION / RECOMMENDATION

Sensors Incorporated has purchased 507 Kelsey Street with the intention of relocating their business into Delano. The building currently exists as office and warehousing use. To accommodate the new occupant, the building will be modified to expand the office use and add 2,000 square feet of floor space to the existing building. In 1998, the original building was approved with the following approvals:

- A. Conditional Use Permit to Allow Loading Areas at the Front of the Building
- B. Conditional Use Permit to Allow an Exception to the City's Building Type and Material Standards
- C. Variance from Parking Lot Curbing

The applicant is requesting to maintain these past approvals for their change of tenancy and minor expansion. Based on our review of the application, staff agrees with the applicant's request and recommends site and building plan approval with the following conditions:

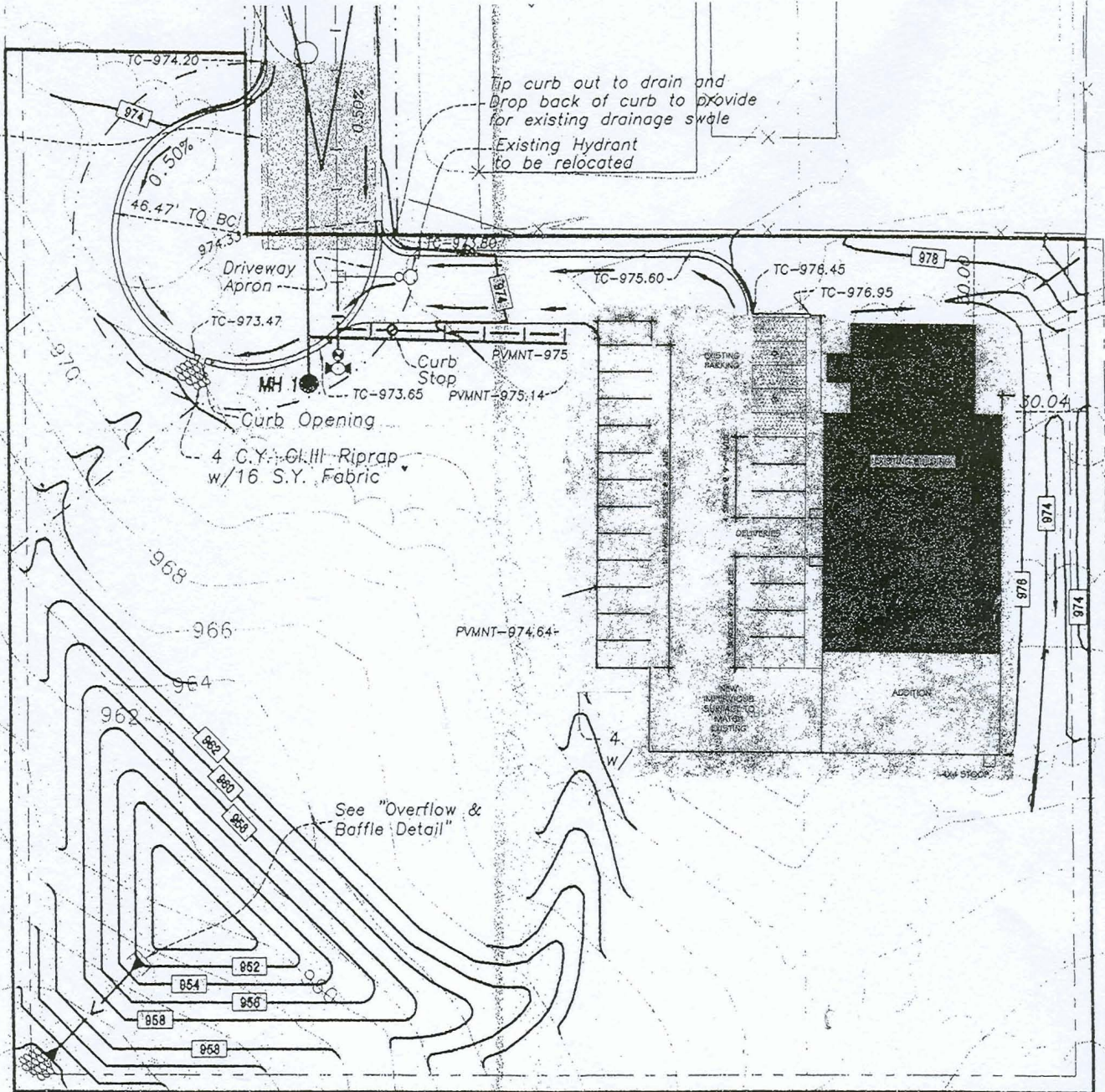
1. Building materials match the existing building.
2. The parking lot be re-striped to provide 23 parking stalls.
3. Disability stalls shall be properly dimensioned.
4. The parking lot curbing shall be waived for this minor expansion.
5. The applicant shall submit an exterior lighting and photometric plan that complies with City standards.
6. The trash dumpster shall be stored within the building.
7. The applicant shall be responsible for pond maintenance per direction of the City Engineer.
8. All drainage shall be directed to the existing stormwater pond. The applicant shall comply with erosion control and site restoration directives of the City Engineer.
9. New SAC/WAC charges are paid based on the new building use.

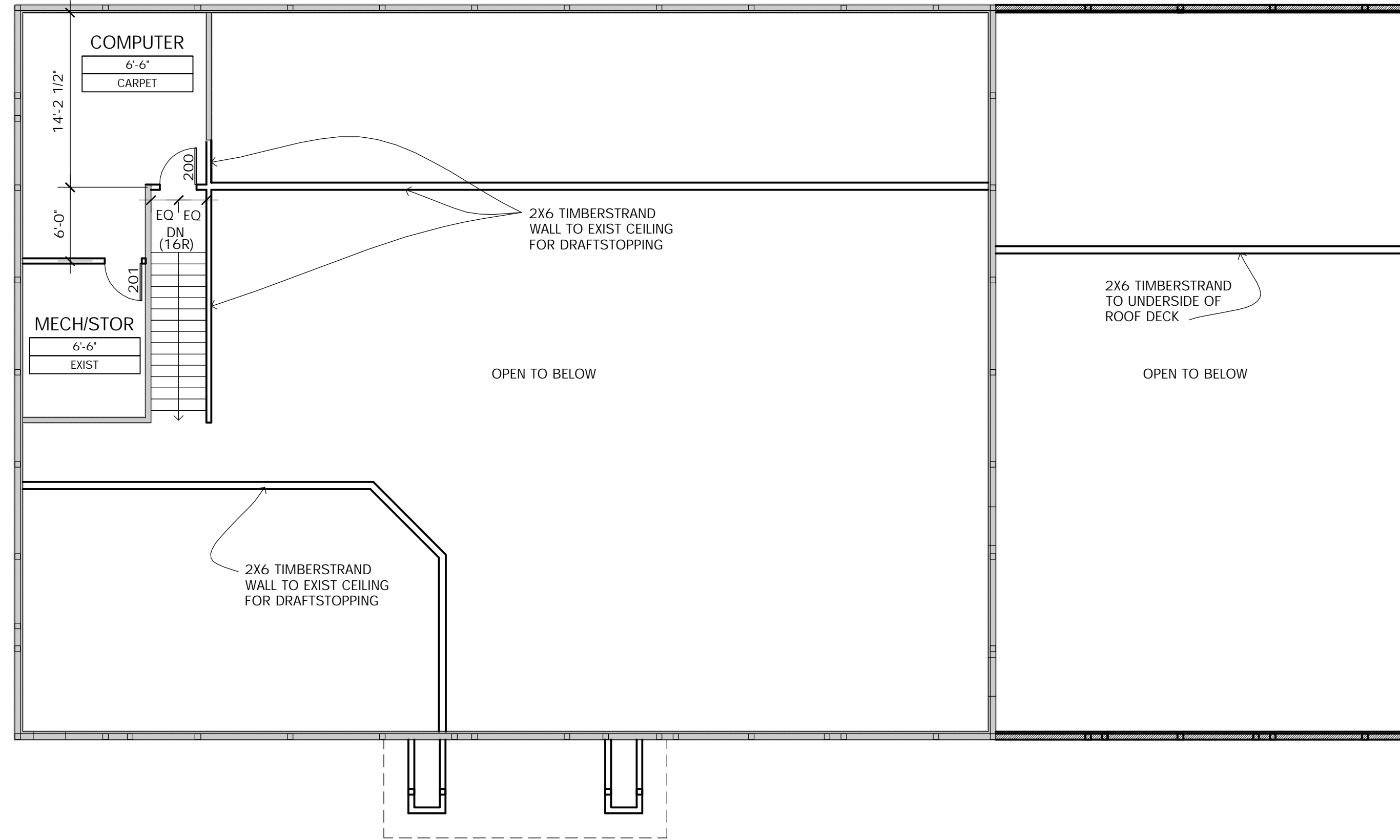
pc: Marlene Kittock, Wendy Biel, Mark Johnson, Vince VanderTop

David Kotula
Sensors Incorporated
5557 Pioneer Creek Drive
Maple Plain, MN 55359

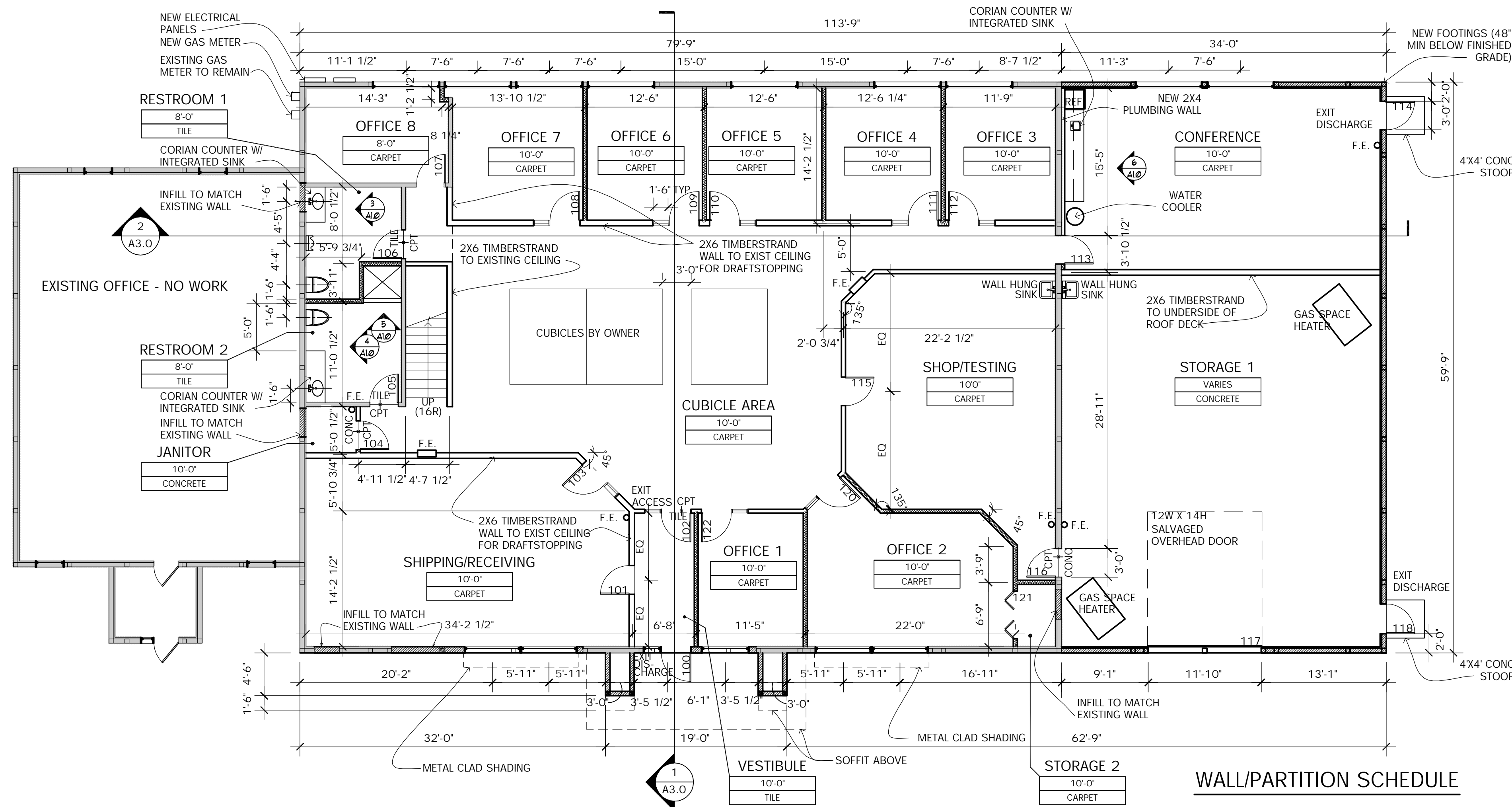
dispose:
minous

Tip curb out to drain and
Drop back of curb to provide
for existing drainage swale
Existing Hydrant
to be relocated





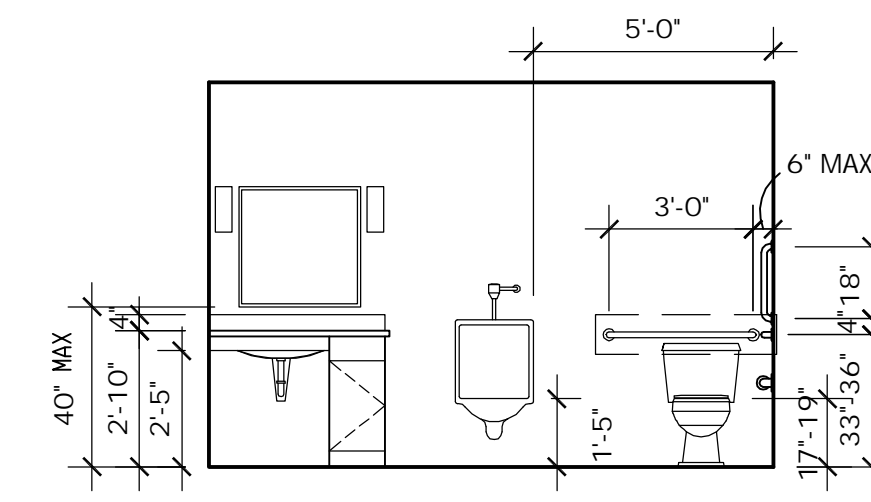
1 MEZZANINE FLOOR PLAN
1/8" = 1'-0"



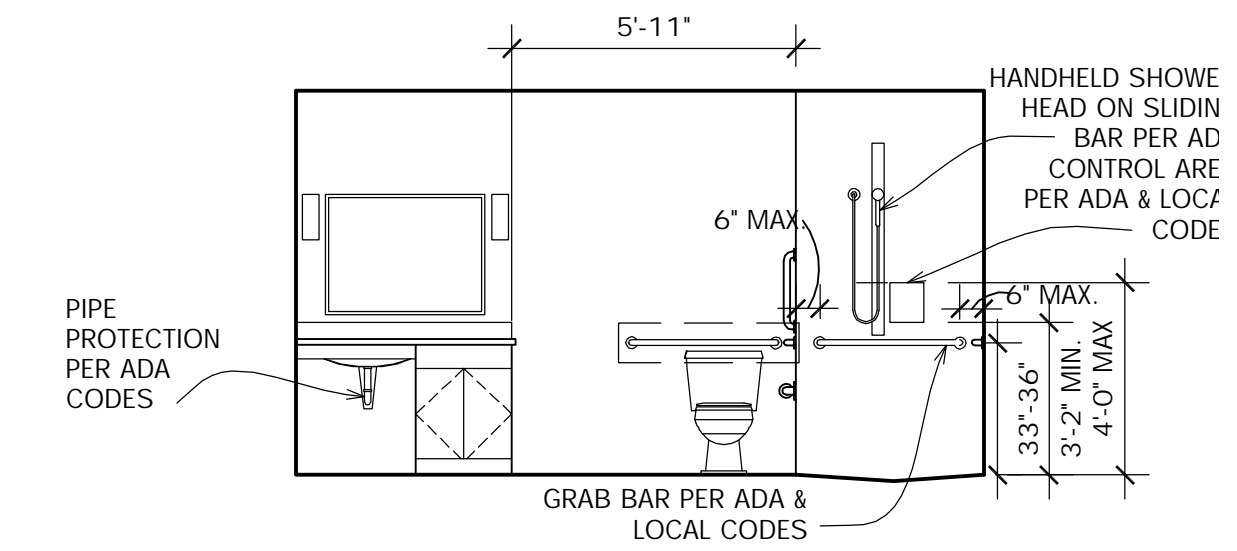
2 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

WALL/PARTITION SCHEDULE

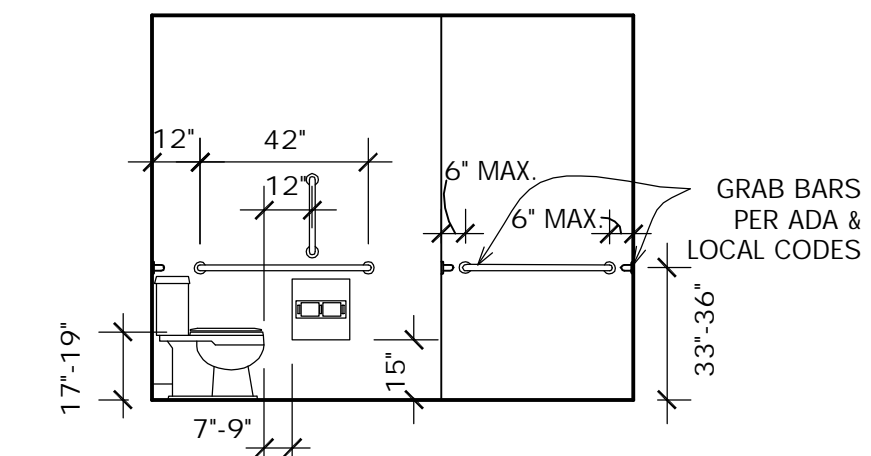
- NEW EXTERIOR WALL
- NEW INTERIOR PARTITION
- NEW INTERIOR PARTITION W/ SOUND INSULATION
- EXISTING WALL



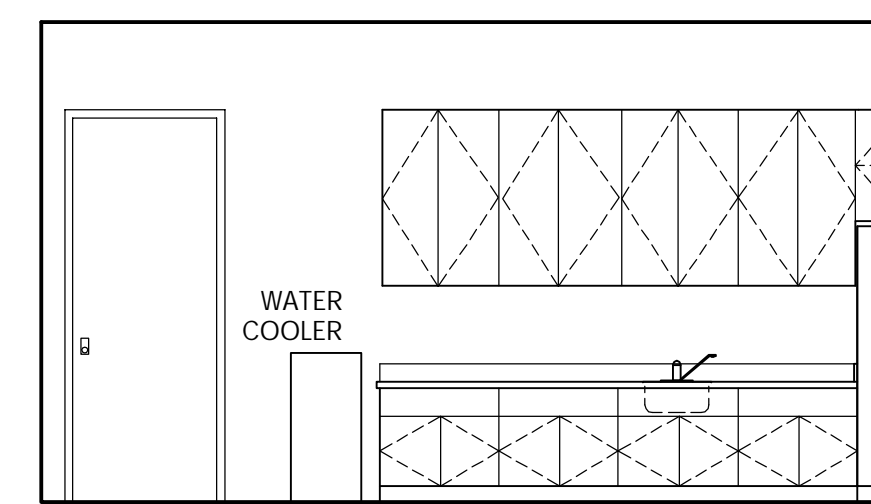
3 RESTROOM 1 ELEVATION
1/4" = 1'-0"



4 RESTROOM 2 ELEVATION
1/4" = 1'-0"



5 RESTROOM 2 ELEVATION
1/4" = 1'-0"



6 KITCHEN ELEVATION
1/4" = 1'-0"

PROPOSED REMODELING FOR:
KOTULA OFFICE BUILDING
507 KELSEY STREET
DELANO, MINNESOTA

FLOOR PLANS, INTERIOR ELEVATIONS

ISSUE DATES:

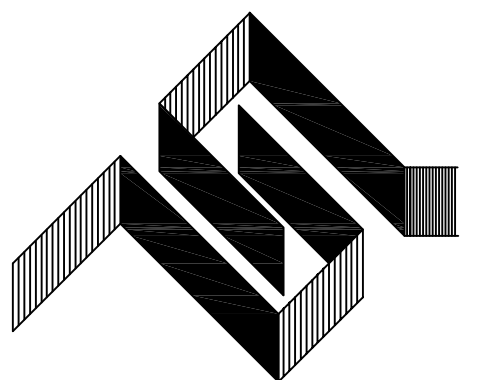
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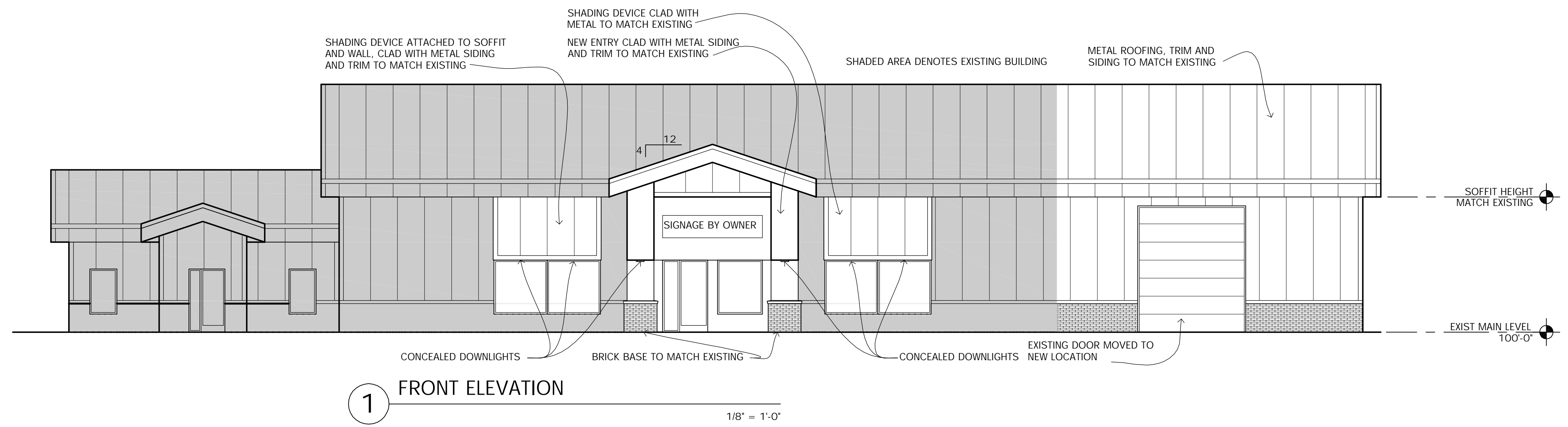
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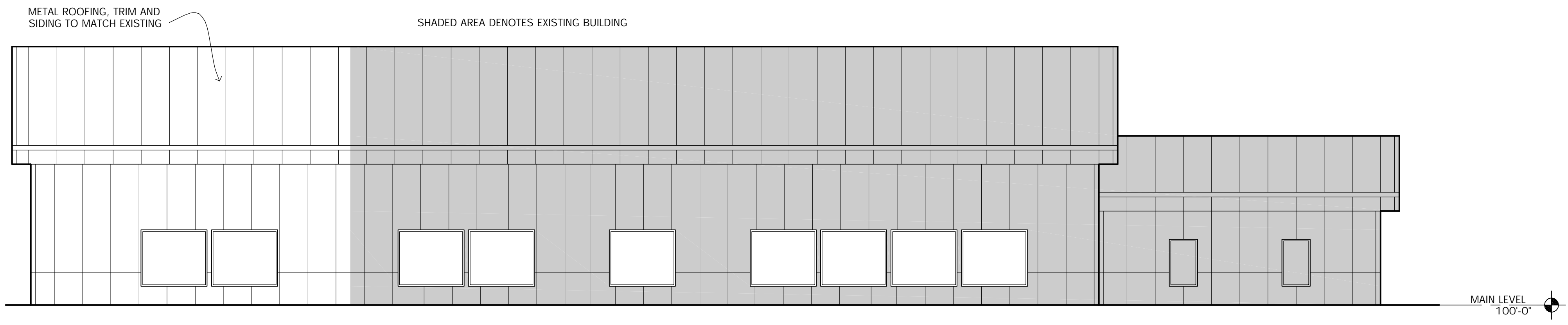
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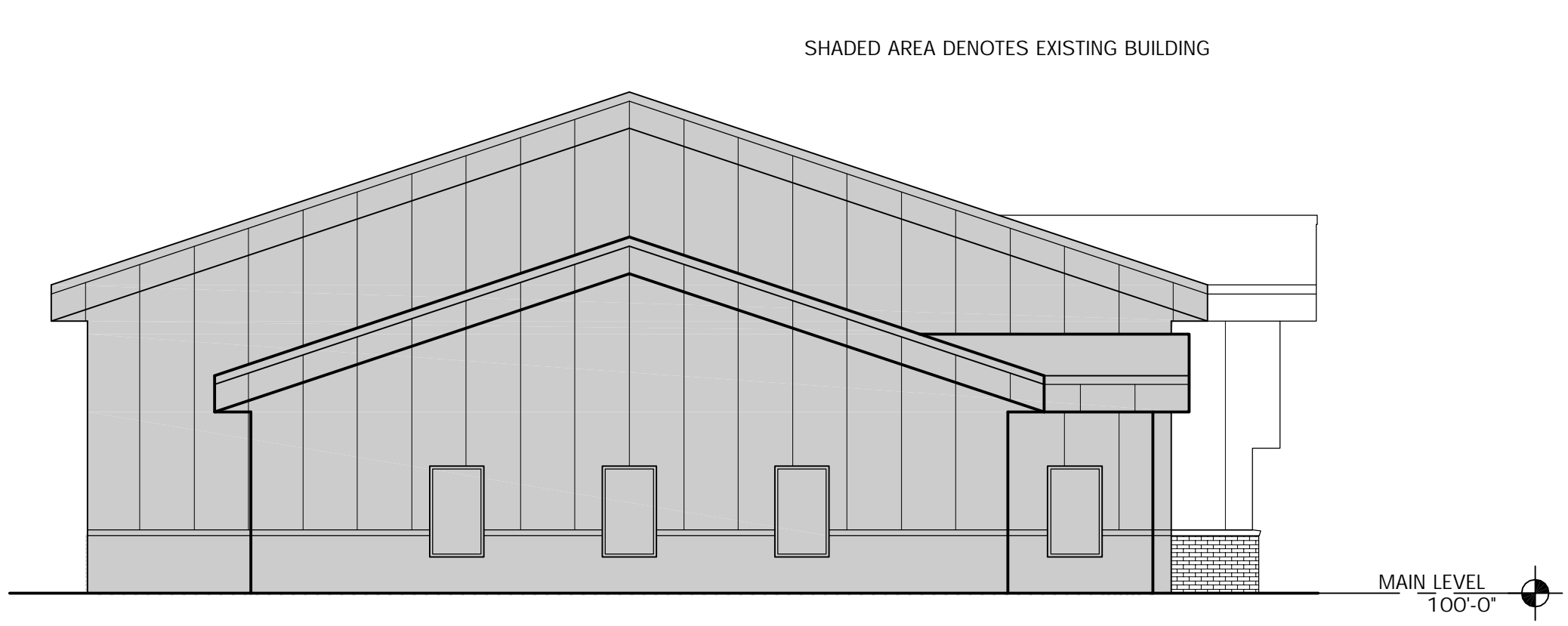
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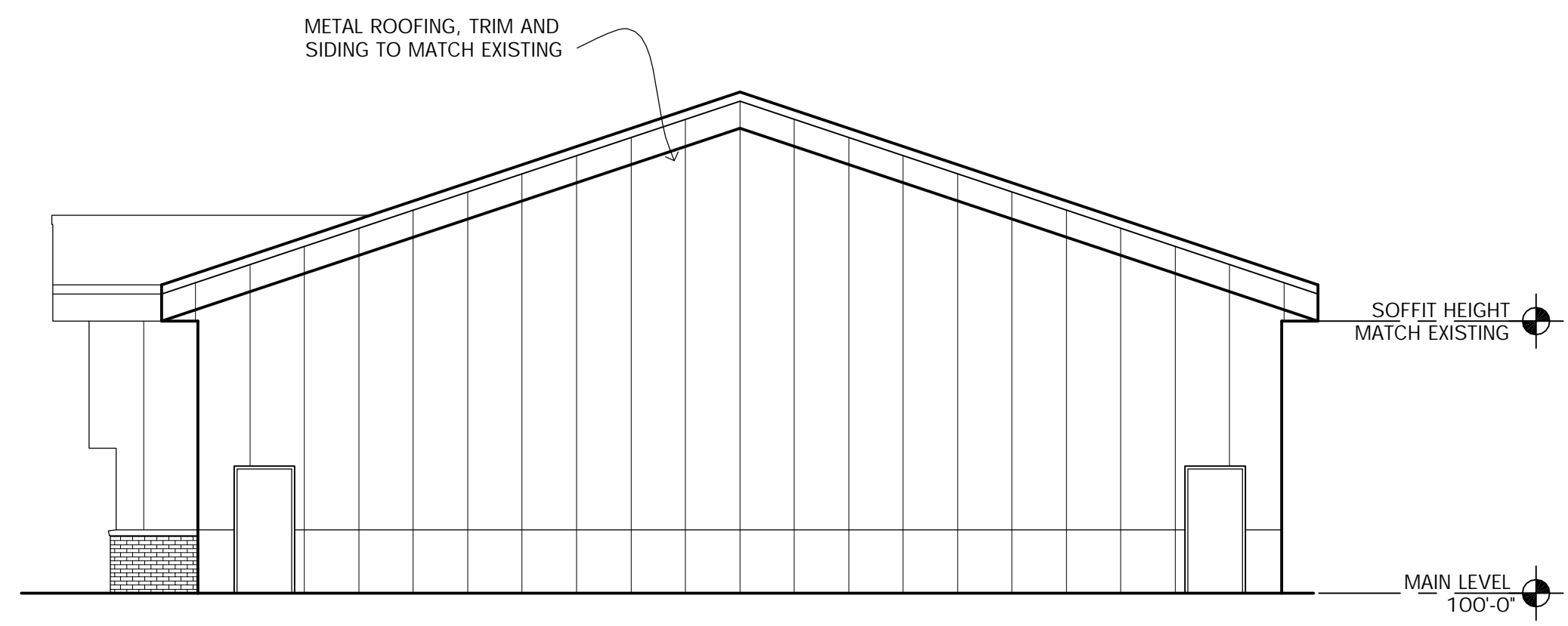
1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED REMODELING FOR:
KOTULA OFFICE BUILDING
507 KELSEY STREET
DELANO, MINNESOTA

ELEVATIONS

ISSUE DATES:

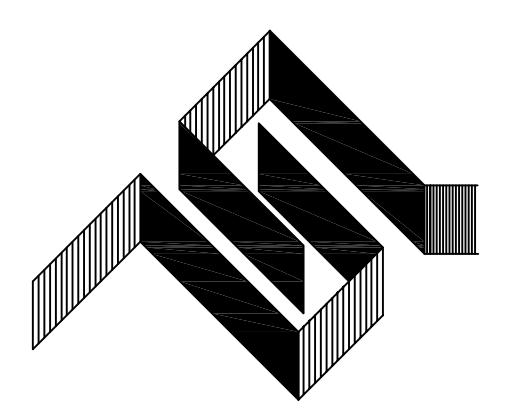
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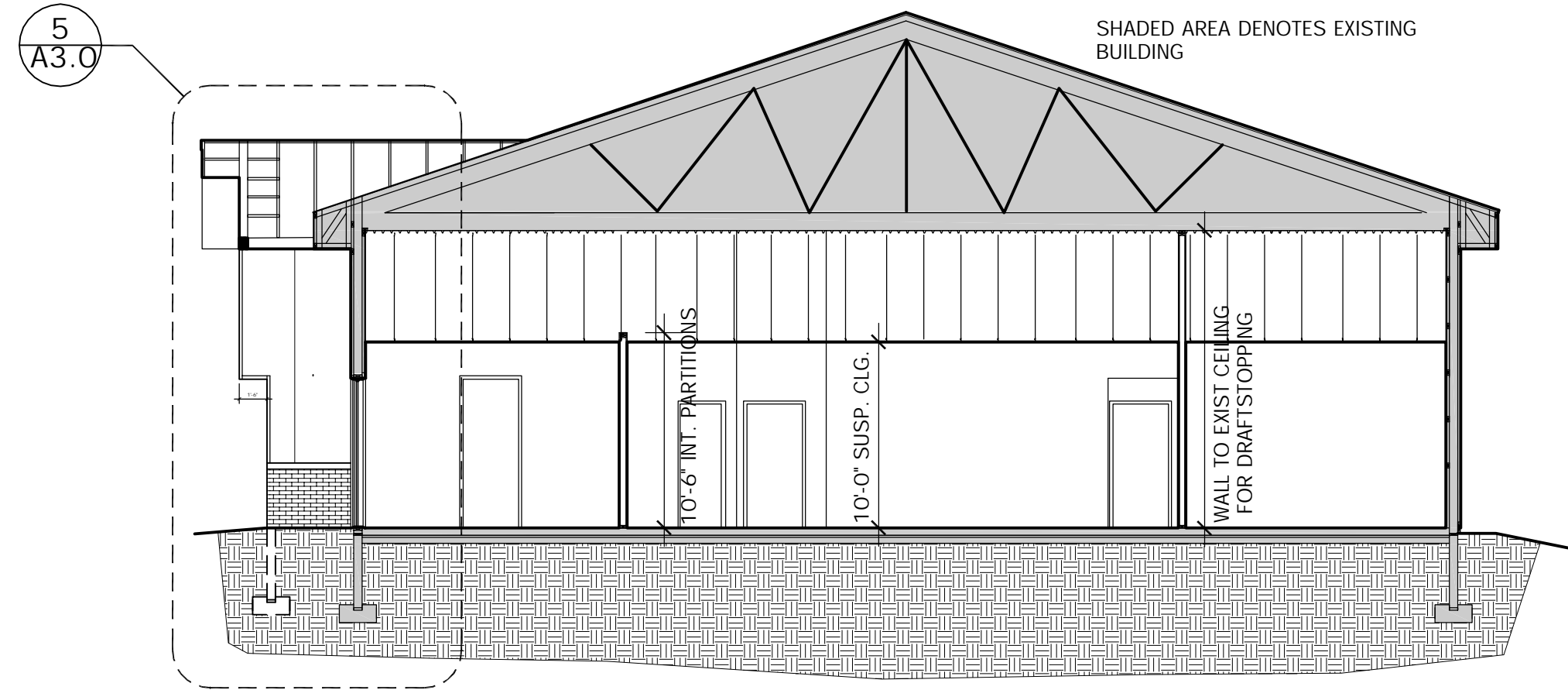
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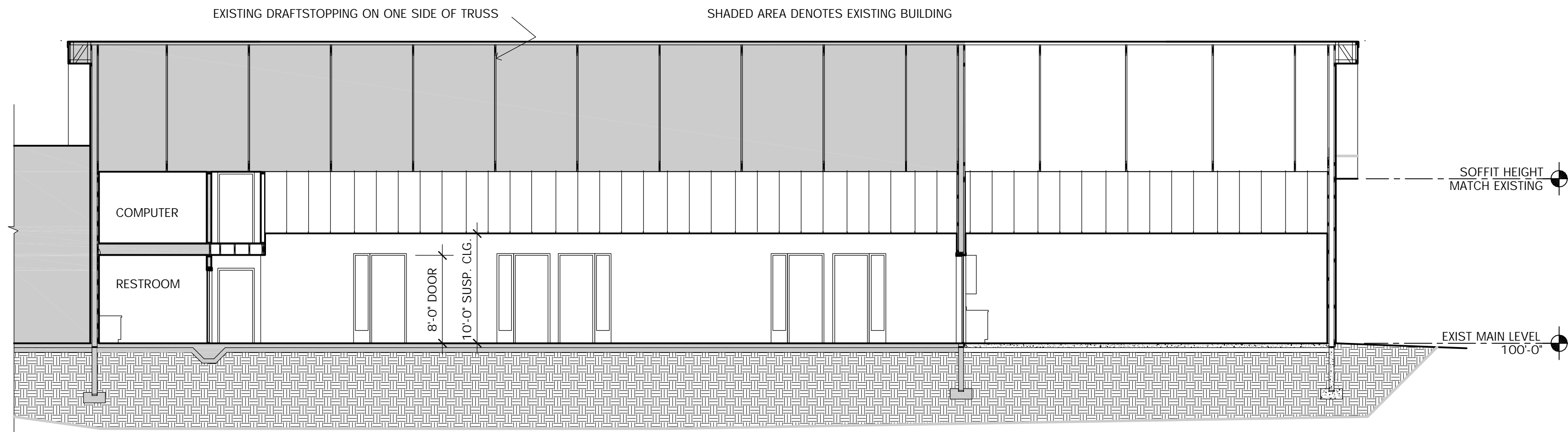
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1 SECTION
1/8" = 1'-0"



2 SECTION
1/8" = 1'-0"

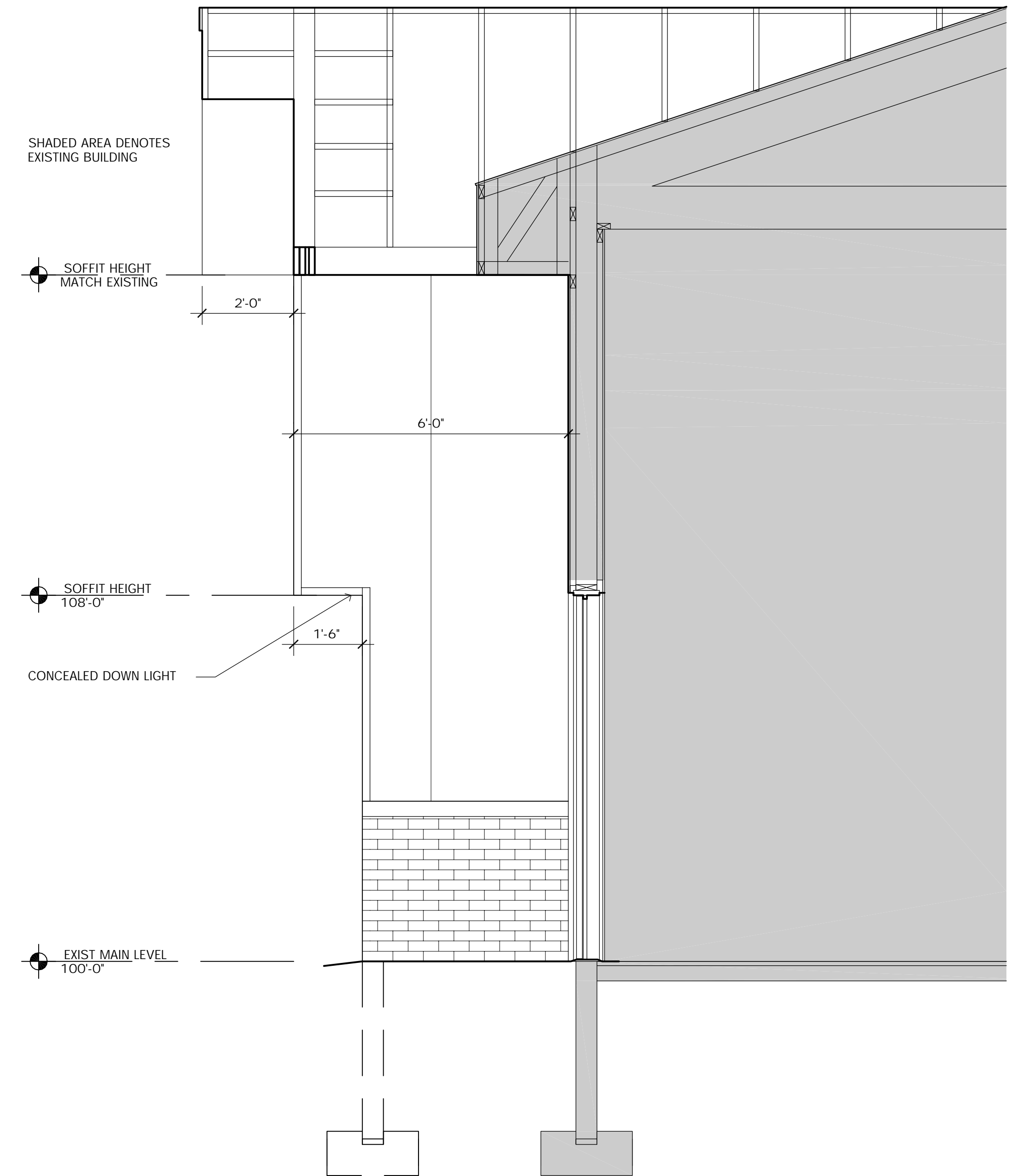
| DOOR NUMBER | ROOM NAME (OR ADJACENT ROOM NAME) | DOOR SIZE | DOOR MATERIAL | DOOR FINISH | FINISH | HARDWARE | | | | | | | | | | NOTES |
|------------------------|--------------------------------------|----------------|---------------|-------------|--------|----------|--------|------|------|------|------|------|------|------|------|-----------------------------|
| | | | | | | DRIFRAME | HANDLE | LOCK | STOP | STOP | STOP | STOP | STOP | STOP | STOP | |
| MAIN LEVEL | | | | | | | | | | | | | | | | |
| 100 | ENTRY VESTIBULE | 3-0X8-0 | | | | | | | | | | | | | | DRIFRAME BY MORTON BLDG CO |
| 101 | ENTRY VESTIBULE | 3-0X8-0 | MAPLE HC | CLEAR | | | | | | | | | | | | GLASS INSERT, HDWE BY OWNER |
| 102 | ENTRY VESTIBULE | 3-0X8-0 | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| 103 | SHIPPING/RECEIVING | 3-0X8-0 | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| 104 | JANITOR | 3-0X6-8 | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| 105 | RESTROOM 2 | 3-0X6-8 | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| 106 | RESTROOM 1 | 3-0X6-8 | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| 107 | OFFICE 8 | 3-0X6-8 | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| 108 | OFFICE 7 | 3-0X8-0 | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| 109 | OFFICE 6 | 3-0X8-0 | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| 110 | OFFICE 5 | 3-0X8-0 | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| 111 | OFFICE 4 | 3-0X8-0 | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| 112 | OFFICE 3 | 3-0X8-0 | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| 113 | CONFERENCE | 3-0X8-0 | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| 114 | CONFERENCE | 3-0X8-0 | | | | | | | | | | | | | | DRIFRAME BY MORTON BLDG CO |
| 115 | SHOP/TESTING | 3-0X8-0 | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| 116 | STORAGE 1 | 3-0X8-0 | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| 117 | STORAGE 1 | 12-0X14-0 | EXIST OH DOOR | | | | | | | | | | | | | SALVAGE FROM EXIST BLDG |
| 118 | STORAGE 1 | 3-0X8-0 | | | | | | | | | | | | | | DRIFRAME BY MORTON BLDG CO |
| 119 | NOT USED | | | | | | | | | | | | | | | |
| 120 | OFFICE 2 | 3-0X8-0 | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| 121 | STORAGE 2 | 5-0X8-0 BIFOLD | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| 122 | OFFICE 1 | 3-0X8-0 | MAPLE HC | CLEAR | | | | | | | | | | | | HDWE BY OWNER |
| MEZZANINE LEVEL | | | | | | | | | | | | | | | | |
| 200 | COMPUTER | 3-0X | MAPLE HC | CLEAR | | | | | | | | | | | | CUSTOM HEIGHT |
| 201 | MECHANICAL/STORAGE | 3-0X | MAPLE HC | CLEAR | | | | | | | | | | | | CUSTOM HEIGHT |

NOTE: WINDOWS TO BE PROVIDED BY MORTON BUILDING CONTRACTORS

3 DOOR SCHEDULE
1/4" = 1'-0"

| ROOM NAME (OR ADJACENT ROOM NAME) | FLOOR | | | | WALLS | | | | CEILING | | | | BASE | | | | CASING | | | | COVE | | | | CABINETS | | | | NOTES: |
|--------------------------------------|-------|----------|-------|-------|-------|----------|-------|-------|---------|----------|-------|-------|------|----------|-------|-------|--------|----------|-------|-------|------|----------|-------|-------|----------|--|--|--|--------|
| | WOOD | CONCRETE | OTHER | OTHER | WOOD | CONCRETE | OTHER | OTHER | WOOD | CONCRETE | OTHER | OTHER | WOOD | CONCRETE | OTHER | OTHER | WOOD | CONCRETE | OTHER | OTHER | WOOD | CONCRETE | OTHER | OTHER | | | | | |
| MAIN LEVEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ENTRY VESTIBULE | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |
| CUBICLE AREA | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |
| SHIPPING/RECEIVING | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |
| JANITOR | | X | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |
| RESTROOM 1 | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | X | | | | |
| RESTROOM 2 | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | X | | | | |
| OFFICE 8 | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |
| OFFICE 7 | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |
| OFFICE 6 | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |
| OFFICE 5 | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |
| OFFICE 4 | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |
| OFFICE 3 | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |
| CONFERENCE | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | X | | | | |
| SHOP/TESTING | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |
| STORAGE 1 | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |
| STORAGE 2 | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |
| OFFICE 2 | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |
| OFFICE 1 | X | | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |
| MEZZANINE LEVEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COMPUTER | | X | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |
| MECH/STOR | | X | | | X | | | | X | | | | X | | | X | | | | | | | | | | | | | |

4 ROOM FINISH SCHEDULE
1/4" = 1'-0"



5 ENLARGED SECTION
1/2" = 1'-0"

PROPOSED REMODELING FOR:
KOTULA OFFICE BUILDING
507 KELSEY STREET
DELANO, MINNESOTA

SCHEDULES, SECTIONS

ISSUE DATES:

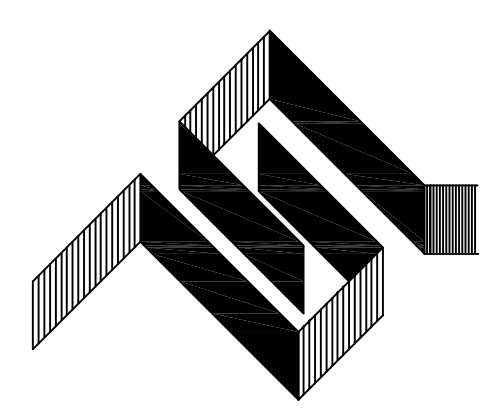
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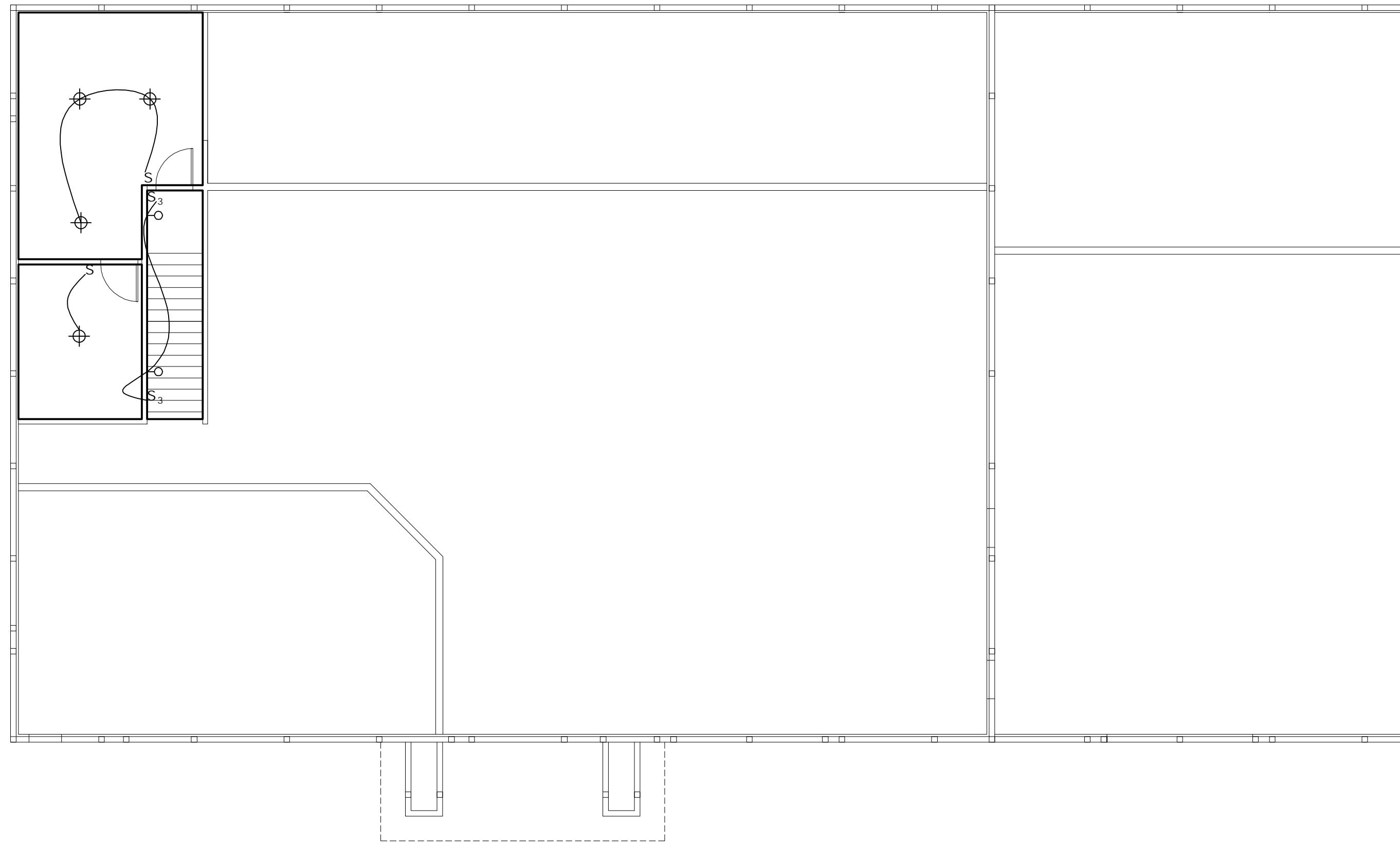
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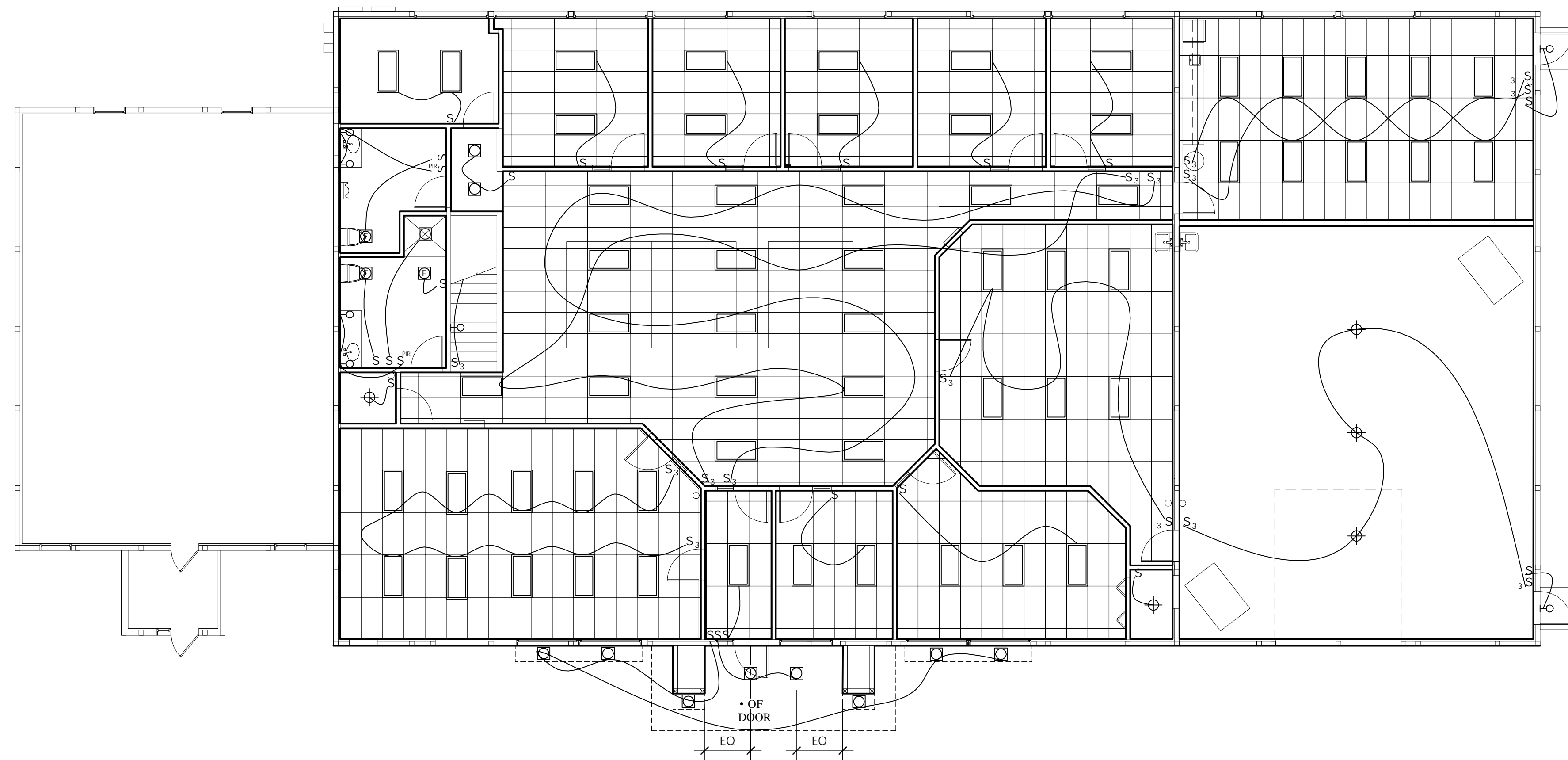
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A3.0



2 MEZZANINE LEVEL ELECTRICAL PLAN
1/8" = 1'-0"



2 MAIN LEVEL ELECTRICAL PLAN

LIGHTING SYMBOLS

- 6" RECESSED CAN W/ WHITE BAFFLE
- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- EXHAUST FAN
- 24" x 48" FLOURESCENT LIGHT

SWITCHING

- S SINGLE SWITCH
- S₃ THREE-WAY SWITCH
- S_{MOT} MOTION DETECTOR SWITCH
- ~ SWITCH/LIGHTING CONNECTION

ELECTRICAL NOTES

1. OUTLETS PER CODE
2. VERIFY COMPUTER CIRCUITS WITH OWNER

PROPOSED REMODELING FOR:
KOTULA OFFICE BUILDING
507 KELSEY STREET
DELANO, MINNESOTA

ELECTRICAL PLANS

ISSUE DATES:

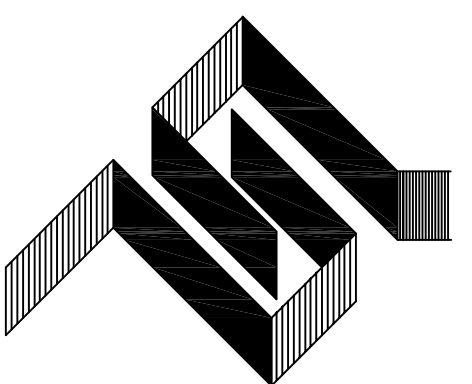
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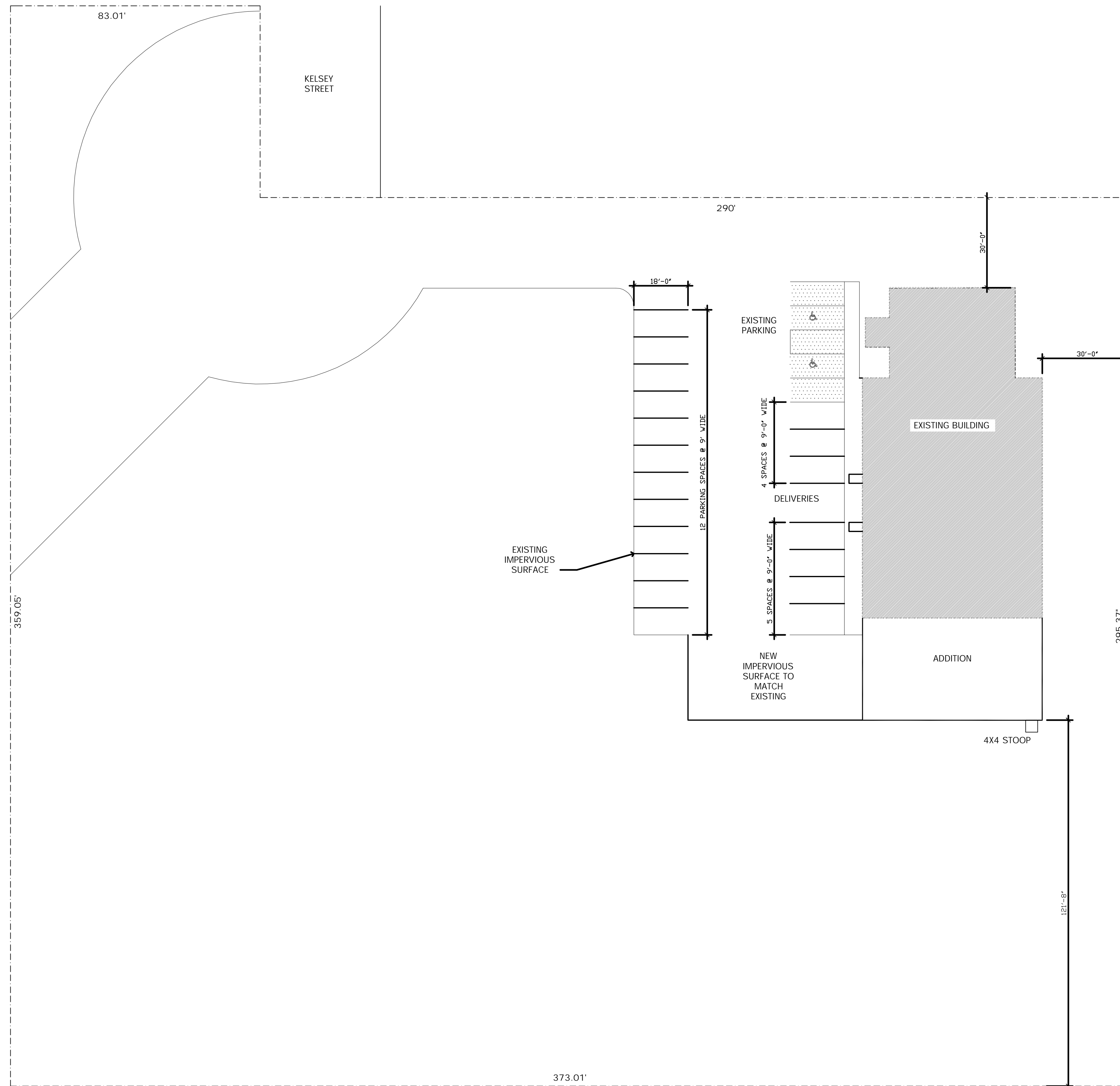


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EDINA, MINNESOTA 55439

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E1.0



2 SITE PLAN

1" = 20'-0"



PROPOSED REMODELING FOR:
KOTULA OFFICE BUILDING
 507 KELSEY STREET
 DELANO, MINNESOTA

SITE PLAN

ISSUE DATES:

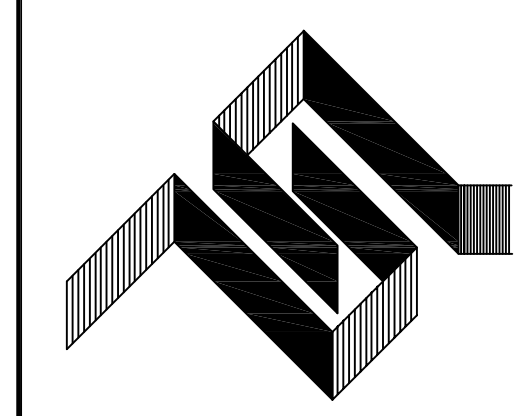
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