

PLANNING REPORT

TO: Phil Kern

FROM: Ann Rexine / Alan Brixius

DATE: October 8, 2008

RE: Delano: SIL-Pro., LLC Site and Building Plan Review

FILE NO: 432.07 – 08.10

BACKGROUND

Paul Meyer Architects, Inc., representing Precision Properties, LLC (SIL-Pro., Inc.) is seeking site and building plan review for a building addition and parking lot reconstruction / addition. The industrial business is located east of County Road 17, west of Industrial Avenue and south of South 7th Street. The property consists of approximately 4.55 acres, is zoned I-2 Industrial and is guided Industrial use by the City of Delano Comprehensive Plan.

According to the submitted plans, the proposed project includes demolition of existing pavement and construction of a 16,224 square foot building expansion and parking lot which would accommodate one hundred twenty six (126) spaces in total.

Attached for Reference:

Exhibit A: Site Context Plan
Exhibit B: Certificate of Survey
Exhibit C: Demolition Plan
Exhibit D: Site / Utility Plan
Exhibit E: Grading Plan
Exhibit F: Landscaping Plan
Exhibit G: Floor Plan
Exhibit H: Exterior Elevations
Exhibit I: Building, Sections, Roof Plan
Exhibit J: Photometric

ISSUES AND ANALYSIS

Site Access and Circulation. According to the submitted plans, the existing ingress and egress from 7th Street South will remain. The proposed site plan indicates a drive aisle that ranges from twenty four (24) feet to thirty two (32) feet which is acceptable for ninety degree parking. The configuration of the parking appears to be arranged so that vehicle conflicts will be minimized.

Lot Requirements and Setbacks. The following minimum requirements are required in the I-2 District. The proposed application meets all requirements and setbacks.

	<u>Required</u>	<u>Requested</u>	<u>Compliant</u>
Minimum Lot Area	40,000 s.f.	198,198 s.f.	Yes
Minimum Lot Width	100 feet	298.49 feet	Yes
Minimum Lot Depth	N/A	N/A	N/A
Front Yard Setback	30 feet	30 feet	Yes
E. Side Yard Setback	10 feet	9.8	No (pre-existing condition thus no variance is sought)
W. Side Yard Setback	10 feet	54.24 feet	Yes
Rear Yard Setback	25% of lot depth or 30 feet	382 feet	Yes

On-Site Parking. The applicant has proposed to construct (99) parking stalls on-site at the south edge of the building. These parking stalls measure nine (9) feet by eighteen (18) feet which is acceptable. In addition, twenty seven (27) existing parking stalls will be retained along the western edge of the property to total one hundred twenty six (126) parking stalls. The proposed application exceeds the parking requirements by six (6) stalls. A five (5) foot parking lot setback has been maintained around the entire perimeter of the parking lot. The following parking analysis is provided to indicate required number of parking stalls compliance.

Existing Warehouse	5,827 s.f. / 1,500 =	4 spaces
Existing Manufacturing	14,380 / 400 =	36 spaces
Existing Office	7,121 / 200 =	39 spaces
Proposed Manufacturing	16,223 / 400 =	41 spaces
		120 required parking spaces

ADA Accessible Parking. The proposed site plan has indicated the dedication of five (5) ADA accessible parking stalls within the parking lot expansion area. According to ADA Accessible Guidelines for Buildings and Facilities (ADAAG), the following spaces must be dedicated:

Parking Lot Size	Required ADA Accessible Spaces	Proposed	Compliant
101 -150 parking spaces	5 space	5 spaces	Yes

In summary, five (5) ADA accessible parking stalls must be dedicated in total. Of these five (5) accessible stalls, one (1) must be van accessible. The applicant is compliant.

Grading, Drainage and Utilities. The grading, drainage and utility plan is subject to the review and approval by the City Engineer.

Building Requirements. The proposed application indicates that the new building expansion will measure approximately 16,224 square feet. Building plans indicate that the new addition will house a clean room, utility room, two (2) restrooms, gowning area, and break room for employees. The building expansion will measure approximately thirty (30) feet in height which meets Ordinance requirements. The proposed exterior building materials will consist primarily of precast concrete panels and prefinished steel siding. The steel siding will not encompass more than seventy five (75) percent of the combined building elevations, thus it is an acceptable exterior building material.

Landscaping / Screening. According to Ordinance, all exposed parking areas of six (6) or more required spaces shall be landscaped in compliance with Section 51.03, Subd. D.10. The following conditions must be met subject to the review and approval by the City:

1. A revised landscape plan:
 - A. Revised plant schedule indicating the quantity of each species proposed.
 - B. Delineated planting bed edges which define the plaza area adjacent to the proposed building expansion.
2. It appears from the grading plan that the retaining wall measures approximately 11 ½ feet tall. Retaining wall details must be provided which include any required fencing and must be reviewed and approved by the City Engineer.
3. All landscaped islands must be irrigated or contain curb cuts to allow sheet flow water to enter.

Lighting. A photometric of lighting analysis, location, number and details of lighting fixtures was submitted by the applicant. Lighting at the property lines is compliant with

Ordinance standards. Per Ordinance standards, all site lighting shall be hooded and so directed so as not to impact adjacent properties or streets.

RECOMMENDATION

The Planning Commission should review the attached materials and the issues addressed herein in determining a recommendation to the City Council. The information provided by the applicant gives basis for approval or denial of the application and shall address both existing conditions and changes that will occur during and after development. Following a public hearing, we recommend approval of the site and building plan review with the following conditions:

1. A revised landscape plan is required indicated the following:
 - A. Revised plant schedule indicating the quantity of each species proposed.
 - B. Delineated planting bed edges which define the plaza area adjacent to the proposed building expansion.
2. Retaining wall details must be provided which include any required fencing subject to the review and approval by the City Engineer.
3. All landscaped islands must be irrigated or contain curb cuts to allow sheet flow water to enter.
4. The grading, drainage and utilities are subject to the review and approval by the City Engineer.

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