

RESOLUTION NO.: 10-_____

**CITY OF DELANO
WRIGHT COUNTY, MINNESOTA**

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR OFF-SITE PARKING AND VARIANCE FROM THE REQUIRED OFF-SITE PARKING PROXIMITY TO PRINCIPAL USE REQUIREMENT TO ALLOW THE CONSTRUCTION OF AN 80 STALL PARKING LOT ON LAND OWNED BY DELANO SCHOOL DISTRICT 879 LOCATED ALONG TIGER DRIVE WITHIN THE CITY OF DELANO, MINNESOTA

WHEREAS, Delano School District 879 has requested a conditional use permit for the construction of an 80 stall off-site parking lot at property along Tiger Drive, along with a variance from the required off-site parking proximity to principal use standard; and

WHEREAS, this off-site parking application is an effort to eliminate on-street student parking along Elm Avenue; and

WHEREAS, the Delano Planning Commission held a public hearing on June 14, 2010 to consider the School District application request; and

WHEREAS, upon Planning Commission review of the application information, the NAC planning report dated June 8, 2010, the City Engineer report dated June 7, 2010, and public testimony, the Planning Commission recommended approval of the requested conditional use permit and variance applications subject to the conditions of the NAC report and the City Engineer's report; and

WHEREAS, the Delano City Council has review the application and agrees with the findings and recommendations of the Planning Commission and City staff.

NOW, THEREFORE BE IT RESOLVED, that the City Council of Delano, Minnesota hereby approves the conditional use permit for off-site parking and variance for the construction of an 80 stall parking lot on School District property along Tiger Drive with the following findings and conditions:

Findings:

1. The proposed parking provides an alternative parking location for students other than Elm Avenue. The City will post Elm Avenue "no parking during school hours" to require use of the new parking area.
2. The proposed parking lot location is compatible with present and future land uses.

3. The location and design of the parking lot will help remedy traffic safety concerns along Elm Avenue.
4. The variance is determined to be reasonable based on alternative locations being rejected due to compatibility concerns with adjoining residential neighborhoods and traffic patterns.

Conditions:

The Delano School District 879 conditional use permit and variance for off-site parking are approved based on plans dated May 20, 2010 and the following conditions:

1. Continuous concrete curb and gutter shall be required along the east and south edges of the parking area.
2. It is preferred to locate accesses onto Tiger Drive across from current driveway locations. This will improve safety by keeping left-hand turns opposite of each other. The proposed parking lot introduces two new access points. Given:
 - a. The compatibility of the parking lot with the future middle school,
 - b. The preferred location of future physical education fields,
 - c. The required configuration of the future middle school bus staging area, and
 - d. The location of egress-only driveways at the elementary school,

The proposed driveway locations have been optimized. The proposed driveways will require full ingress and egress movement.

3. The proposed parking lot section is 8 inches, Class V base and 2 inches, asphalt base. This represents a minimum 7-ton parking lot section. A 1 ½ inch asphalt wear course would eventually be advised although not required until a middle school would be constructed. The applicant should clarify if it is the intent to add an asphalt wear course as part of initial construction.
4. A detail shall be provided clarifying the difference between concrete curb and gutter and concrete strip. Curb and gutter is required although a concrete strip can be allowed in areas allowing stormwater to overflow.
5. The plan does not include planted or concrete islands in the parking lot. Islands are proposed to be striped for demarcation. The intent is to ensure the lot can be plowed efficiently in the winter. This is acceptable from an engineering perspective.
6. Light standards are identified in the parking but are labeled as future. Electrical service shall be coordinated with the DMU as well as the timing of installation.
7. The proposed impervious improvements are less than one acre. Water ponding and water quality improvements are not required at this time. However, the

parking lot is represented as part of a larger master plan for a future middle school. A stormwater holding pond is shown along County Road 30.

- a. A swale shall be constructed to ensure runoff from the parking lot is directed to the new holding pond.
 - b. The outlet shall be designed to limit discharge rates for 2, 10, and 100-year events to existing conditions. Details shall be submitted for the design of the outlet pipe and structure.
 - c. The outlet will discharge to the existing ditch along Tiger Drive. This ditch will not be disturbed as part of this improvement or phase. The culvert under County Road 30 will not be altered. The rate of flow in the County Road 30 ditch will not be increased.
 - d. A 1-foot sump/low area is recommended in the new holding pond to achieve some sediment removal prior to discharge.
 - e. Future improvements in this area must anticipate further water quality improvements including ponding with wet storage. It appears the master plan includes space along County Road 30 for such improvements.
8. The parking lot, in general, slopes to the east and north. Water will drain across the north driveway. The applicant could consider a catch basin in the NE island to capture parking lot runoff. A storm sewer could route water below the north driveway to the swale. This storm sewer could be extended to the pond in the future with further implementation of the master plan.
 9. The elevation and slope of Tiger Drive requires review. A valley gutter will be required at each driveway to carry storm water runoff. A valley gutter may not be required if the driveway as located at the crest of a hill.
 10. The applicant is responsible for erosion control including dust control during construction. Provisions shall be made for water during construction control dust. All materials tracked onto Tiger Drive shall be cleaned at the end of each work day at a minimum. More frequent cleaning can be required if deemed necessary by the City Engineer. All disturbed areas not paved shall be seeded and protected within 7 days of disturbance.
 11. Some tree removal will be required as part of this parking lot improvement; however, tree removal on the overall site is limited at this time. No grading or landscaping is proposed outside of the immediate area required to construct the parking lot and ponding area.
 12. The applicant shall establish a plan for the long term management of snow removal and de-icing for the existing sidewalk located along Tiger Drive between the parking area and the high school building.
 13. Upon future development of the middle school site, parking lot landscaping shall be installed consistent with Zoning Ordinance requirements.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF DELANO, MINNESOTA
THIS 15th DAY OF JUNE 2010.**

Joe McDonald, Mayor

ATTEST:

Marlene E. Kittock, Clerk/Treasurer