



MAYOR & COUNCIL COMMUNICATION

DATE: July 22, 2014
REGULAR
ITEM II
RESOLUTION 2014-61

AGENDA ITEM: Lakewood Crossing Preliminary Plat and Final Plat; Kwik Trip Conditional Use Permit

SUBMITTED BY: Nick M. Johnson, City Planner

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Kyle Klatt, Community Development Director
Jack Griffin, City Engineer
Ann Pung-Terwedo, Washington County Public Works
Tod Sherman, MnDOT

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff..... Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission and staff are recommending that the City Council approve a request by CM Properties 94 LP and Kwik Trip, Inc. for a preliminary plat, final plat, and conditional use permit to construct a Kwik Trip gasoline station at the southwest corner of Keats Ave. N. and Hudson Blvd.

FISCAL IMPACT: None – City costs related to the review of the proposed plat and gasoline station are reimbursed by application fees and development escrow. The private parties will be responsible for constructing the improvements associated with the gasoline station.

SUMMARY AND ACTION REQUESTED: CM Properties 94 LP and Kwik Trip, Inc. have submitted an application for a preliminary plat and final plat to subdivide an approximately 6-acre parcel of land for future commercial development, including a Kwik Trip gasoline station. The proposed plat and gasoline station are located at the southwest corner of Keats Avenue

North (CSAH 19) and Hudson Boulevard North in Stage 1 of the I-94 Corridor Planning Area. In addition the request includes a conditional use permit, as gasoline stations (and car washes) are a conditional use in the City's Commercial zoning district.

The Planning Commission and Staff and are recommending that the City Council approve the Preliminary Plat, Final Plat and Conditional Use Permit request with 8 conditions of approval through the following motion:

“Move to adopt Resolution No. 2014-61, approving the Lakewood Crossing Preliminary Plat and Final Plat, and approving the Conditional Use Permit for the Kwik Trip gasoline station, subject to 8 conditions of approval.”

BACKGROUND INFORMATION:

Attached is the original detailed Staff Report that was provided to the Planning Commission on 7/14/14 regarding the applicant's request for Preliminary Plat, Final Plat and Conditional Use Permit approval to allow for the construction of a Kwik Trip gasoline station. The Staff Report includes general information about the application, a summary of the relevant planning and zoning issues, a thorough review of the site plan, draft findings, and the staff recommendation to the Planning Commission.

In reviewing the site plan for the proposed gasoline station, the most critical aspect of review related to the proposed accesses to Hudson Boulevard North. Hudson Blvd. is a collector road, requiring required access spacing and additional sensitivity to traffic management and design. In reviewing the proposed accesses provided, staff identified three items where modifications were warranted: 1) the design of the right-out only northeastern access needed modification to improve sightlines, 2) the taper of the proposed westbound left-hand turn lane in Hudson Blvd. needed to be tweaked to include increased tapering due to the 50 mph design speed on Hudson Blvd., and finally 3) the full southwestern access needed to be widened to 40 feet to support a 16-foot inbound lane and two outbound 12-foot lanes (left and right turn lanes). Staff included these modifications and conditions of approval. The applicant noted no opposition to the design modifications. In making their recommendation, the Planning Commission included these conditions in the recommendation for approval.

PLANNING COMMISSION REPORT:

The Planning Commission reviewed the Preliminary Plat, Final Plat and Conditional Use Permit request at its July 14, 2014 meeting and conducted a public hearing at this time. Before the public hearing was opened, Scott Teigen of Kwik Trip, Inc. provided background information about the company and its operational principles. The applicant also noted no opposition to any of the proposed conditions of approval as recommended by staff. After the applicant spoke, the public hearing was opened. During the public hearing, no one from the public spoke. In addition, staff received no written testimony. The Planning Commission then closed the public hearing.

The Planning Commission recommended approval of the Preliminary Plat, Final Plat and Conditional Use Permit as submitted with the 8 conditions of approval as recommended in the Staff Report. The vote to recommend approval was unanimous (Vote: 4-0).

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:

Strengths: Approval of the Preliminary Plat, Final Plat and Conditional Use Permit will allow for the construction of a Kwik Trip gasoline station at the southwest corner of Keats Ave. N. and Hudson Boulevard. Inclusion of the recommended conditions of approval surrounding access to Hudson Blvd. will ensure proper access spacing and traffic management on the collector road. The proposed Kwik Trip meets all the guidelines in the Lake Elmo Design Guidelines and Standards Manual.

Weaknesses: None

Opportunities: Approval of the Lakewood Crossing Preliminary Plat and Final Plat allows for additional land guided for Commercial to be prepared for development. The proposed commercial development will help finance the City's investments in sewer and water infrastructure.

Threats: None

RECOMMENDATION:

Based on the aforementioned, the Planning Commission and Staff and are recommending that the City Council approve the Preliminary Plat, Final Plat and Conditional Use Permit request with 8 conditions of approval through the following motion:

“Move to adopt Resolution No. 2014-61, approving the Lakewood Crossing Preliminary Plat and Final Plat, and approving the Conditional Use Permit for the Kwik Trip gasoline station, subject to 8 conditions of approval.”

ATTACHMENTS:

1. Resolution 2014-61
2. Staff Report to the Planning Commission, 7/14/14
3. Location Map
4. Application Forms and Project Narrative
5. Kwik Trip Site Plan and Supporting Plans
6. Kwik Trip Architectural Plans
7. Kwik Trip Architectural Renderings

8. Kwik Trip Signage Plan
9. City Engineer Review Memorandum, dated 7/9/14
10. Washington County Review Memorandum, dated 7/9/14
11. MnDOT Review Email and Letter
12. Design Guidelines and Standards - Commercial
13. Site Visit Photos