

MEMORANDUM

Business Item C

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & recommendation on a Site Plan Review Application submitted by Greenwood Motor Lines, Inc. (dba R&L Carriers) for a proposed heavy industrial freight facility.

Please see the below comments from Code Administrator Kamke:

This request is for site plan review of new construction and remodeling of the site at 2843 CTH II, as accessed from Winncrest Road. The existing building will be expanded, with a new maintenance shop, fueling station area, truck wash, and truck scale to be constructed. Two new signs may be added, parking spaces will be redesigned, and supporting site facilities and utilities reconfigured to accommodate the expansion.

The subject site is parcel 006-0621, zoned I-2 Heavy Industrial, and is part of the Comprehensive Plan's Tier 1 Urbanizing designation. This site does not have any other overlay zoning designations from other jurisdictions. This site is within the Town's Sanitary District #1 boundary but is excluded from the Town's Tax Increment District area.

The Town's Zoning Ordinance lists bulk fuel storage and truck terminals as permitted uses in the I-2 district with an approved Site Plan review and any other relevant zoning and building permits. Standards in 9.08-403 require increased setbacks if there is adjacent residential zoning districts, but this property is surrounded by Business zoning districts on all sides. This section of the ordinance further requires the applicant's operation plan to address mitigation measures and plans for fugitive dust.

Site Plan review requires the Town to consider the following factors in making a recommendation and decision:

9.07-175 Basis of Decision

- (a) Effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- (b) Effects of the project on the natural environment;
- (c) Effects of the project on surrounding properties, including but not limited to operational considerations relating to hours of operation and creation of potential nuisances such as noise, odor, fumes, dust, and light;
- (d) Compliance with the Special Site Design Principles and Architectural Standards described in Division 8 of Article 8;
- (e) Compliance with other applicable requirements contained in this Chapter; and
- (f) Any other factor that relates to the purposes of this Chapter as set forth in section 9.01-05 and other applicable sections.

Regarding access to the site (Horizontal Design Standards, Attachment B): The proposed driveways are wider than driveway standards allow within the Zoning

Ordinance. However, it is acknowledged that the driveway standards listed in Attachment B generally do not address the needs of industrial use properties that by the nature of the use require wider driveways to provide safe and adequate access from the public road right of way to the site. Those standards are noted for changes in the future by the Town, and a condition of approval is to apply for and receive approval on driveway and/or culvert permits from the Town as necessary. There are no concerns about access, conflict, or traffic flow for these existing driveways that are proposed for widening in this site remodel and expansion project.

There are no known concerns with environmental impacts from this site. The existing private septic system is proposed for replacement and relocation and shall be permitted by the state and/or County. Connection to public sewer and/or water infrastructure will be required if those services become available in the future; there is no timeline for this public infrastructure project, but the site is within the Town of Clayton Sanitary District #1 boundary and long-term modeling within the sewer service area planned for eventual service of this property.

Additional Site Specific Design Criteria:

Architectural Design Standards Attachment C: Proposed exterior materials are consistent with allowed and materials previously approved by the Town (steel paneling and decorative concrete block) and these materials are proposed for 100% of the exterior materials excluding doors and windows. This plan meets the 75% minimum requirement.

The reflectivity values of the materials shall be provided to the Town as recommended in a condition below, to ensure compliance with required SRI values. Roof slopes less than 2:12 must be 78 or higher, and slopes at and above 2:12 must be 29 or higher.

This project has slopes falling in both categories.

No mechanical equipment is proposed to be roof-mounted and so does not need screening as required in Attachment C. A. 8.

Loading docks and overhead doors are proposed to face every side yard of the property to infill and redevelop the lot. The 'street yard' is identified as that part of the lot that abuts CTH II, as that is the addressing side of the property. The majority of overhead doors do not face that property, and allowances within Attachment C. A. 14. allow the Town to make exceptions to the provisions as long as the intent is protected. The intent of loading docks being prohibited from facing the roadways is primarily for nuisance light pollution from headlights and building illumination. With the established vegetation, surrounding buildings, and majority of loading areas facing away from CTH II, light interference is not anticipated to be an issue.

Landscape Design Standards Attachment E:

Buffer yard landscaping does not apply to this property as no residential use, zoning, or designation for such on a future land use map exists adjacent to this site.

Parking lot landscaping does apply. A landscaping plan was provided that meets and exceeds the minimum requirements for the employee parking lot area.

The applicant states that meeting the Town's building landscaping standards is not possible due to the proposed use and nature of impervious surfaces for the use. The Town may decide to require additional landscaping of the grounds in lieu of such, or may waive this requirement as allowed under Attachment E. section F. The lot line

plantings exceed the minimum standards considerably, and so may be considered sufficient for the purpose of the ordinance.

The application states that no grounds landscaping is required for signage; without seeing plans for any proposed signs, this determination cannot be made. A condition is provided to require compliance with this standard if new signs are installed.

The applicant provided a lighting plan with four fixture types. The two Linmore brand styles are Dark Sky Certified, but the two Ace LED styles are not. The Town may require the applicant to either provide information showing the styles without certification do meet the requirements of that program, or require installation of styles that are certified.

Staff recommends approval of the Site Plan review with the following conditions:

1. Apply for and receive permits necessary for the driveway access from the Town road.
2. Provide the Town with commercial building code approval from the state for all structures requiring such plan approval, as determined by the state.
3. A copy of the approved septic system permit shall be provided to the Town for filing with the project information.
4. Construction site erosion control plans and any permits as required shall be provided to the Town for review and filing with the project information.
5. Stormwater management plans and any permits as required shall be provided to the Town for filing with the project information.
6. Applicant shall provide SRI values for the exterior materials to show compliance with required standards.
7. If any nuisance arises from the use of overhead and loading docks facing the street yard or other lot line, revisions to the site plan may be required to mitigate such issue. This shall be done through the Site Plan amendment process outlined in 9.07-184.
8. If signage is installed, compliance with the landscaping standards listed in the Town's Zoning Ordinance Attachment E section C. 1. (e) shall be required. An updated landscaping plan showing compliance with such shall be provided by the applicant prior to permit issuance for the new sign(s).
9. Installation of the approved landscaping plans shall be made within six (6) months of occupancy of the site.
10. Applicant to provide revised list of and install only Dark Sky compliant fixtures.
OR
Applicant to provide materials and information showing the proposed fixtures meet the Dark Sky Certification standards.

SUGGESTED MOTION(S):

Motion to recommend approval of the Site Plan Review Application submitted by Greenwood Motor Lines, Inc., with the ten (10) listed conditions.

If you have any questions about this information, please call or e-mail me.

Respectfully Submitted,
Kelsey