

RESOLUTION NO. 2024-069

A resolution of the Planning Commission for the City of Columbia Heights, Minnesota, recommending approval of a Site Plan Review for property located at 999 50th Avenue NE in the City of Columbia Heights, MN;

Whereas, a proposal (Planning Case # 2024-0904) has been submitted by Civil Site Group on behalf of Tsunami Express Car Wash to the Planning Commission requesting approval of a Site Plan Review at the following location:

ADDRESS: 999 50th Avenue NE

LEGAL DESCRIPTION: (999 50th Avenue NE)

THAT PART OF LOTS 8 & 9 AUDITORS SUBDIVISION NO 153 LYG ELY & SLY OF ALDI ADDITION, WLY OF MATHAIRE ADDITION & NELY OF 50TH AVE NE

THE APPLICANT SEEKS THE FOLLOWING:

1. Approval of a Site Plan Review for a new construction drive-through car wash on a 0.83 acre parcel in accordance with City Code Section 9.104 (N).

Whereas, the Planning Commission held a public hearing as required by the City Zoning Code on October 1, 2024;

Whereas, the Planning Commission has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed site plan upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concern related to traffic, property values, light, air, danger of fire, and risk to public safety, in the surrounding area;

Now, therefore, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City of Columbia Heights Planning Commission makes the following:

FINDINGS OF FACT

1. The site plan conforms to all applicable requirements of this article.
2. The site plan is consistent with the applicable provisions of the City's comprehensive plan.
3. The site plan is consistent with any applicable area plan.
4. The site plan minimizes any adverse impacts on property in the immediate vicinity and the public right-of-way.

CONDITIONS

1. The building and site plans adhere to the building and site plans dated August 5, 2024 as conditioned.
2. Contingent upon successful application for a Conditional Use Permit for an over-height sound barrier that is intended to be heard at the City Council meeting on October 14, 2024. An eight (8') foot tall sound barrier is required to be constructed in the manner specified in the Noise Impact Study dated August 23, 2024 with a minimum acoustical rating of STC 22 or a mass no less than 2 pounds per square foot, the panels screwed together so there is an overlapping, 1" (nominal thickness) assembled so that the total actual thickness of the wall is at least 1-1/2" along the entire length of the wall.
3. The applicant shall adhere to the requirements and comments provided by the City Public Works and Engineering Departments in a memo dated August 22, 2024. The applicant is responsible for filing and recording any proposed easements with Anoka County Recorder's Office.
4. Two parking spaces for employees shall be identified and an on-site area shall be designated for snow storage and if snowfall exceeds the storage of that area, then it shall be required to be removed from the property.
5. Relocate one of the SCM-LED-08L-SC-40 lighting fixtures so there is no more than 0.5 footcandles along the eastern property line.
6. The applicant shall be responsible for conducting routine inspections to ensure that the sound barrier wall/fence is maintained and upkept.
7. Post-construction sound testing is required to demonstrate compliance with the recommendations made in the Noise Impact Study.
8. The applicant is required to maintain a 24 foot fire lane and shall be stripped with "No Parking – Fire Lane".
9. The vacuums are required to be setback of 50 feet from residential property lines and/or be enclosed. Vacuum use shall be limited to the hours of operation, 7AM – 8PM, Monday – Sunday, and a muffler installed on the vacuum pump house as well as setting the blowers in the car wash to turn off whenever the exit doors open.
10. The open side of the enclosure shall not face any public street or the front yard of any adjacent property.

11. A letter of credit or other security as acceptable to the City and shall be deposited with the Zoning Administrator, in an amount equal to 100% of the estimated cost of landscaping and/or screening. The letter of credit or other security as acceptable to the City, or portions thereof, shall be forfeited to maintain and/or replace materials for a period of time to include at least two growing seasons. A portion of the letter of credit or other security as acceptable may be released after one growing season as determined by the Zoning Administrator. The property owner shall be responsible for continued maintenance of landscaping and screening materials to remain in compliance with the requirements of this section. Plant materials that show signs of disease or damage shall be promptly removed and replaced within the next planting season.
12. All rooftop or mechanical equipment shall be screened in a manner that minimizes the visual impact on adjacent properties and from public streets as a condition of approval.
13. The building and site shall be meet all requirements found in the Fire Code and the Building Code.
14. All new site signage shall require sign permits.
15. Provide a bicycle rack capable of accommodating two-four bicycles.
16. The applicant is required to receive final approval by the Fire Department or Authority Having Jurisdiction for the location of the keybox, fire alarm panel, fire annunciator, and FDC connection.
17. All required state and local codes, permits, licenses, and inspections will be met and in full compliance.

Passed this 1st day of October, 2024

Offered by:
Seconded
by:
Roll Call:

Clara Wolfe, Chair

Attest:

Andrew Boucher, City Planner