

To: Spring Lake Park City Council  
City of Spring Lake Park

From: Lauren Walburg, Stantec

File: 8457 Sunset Rd NE – Site Plan Review

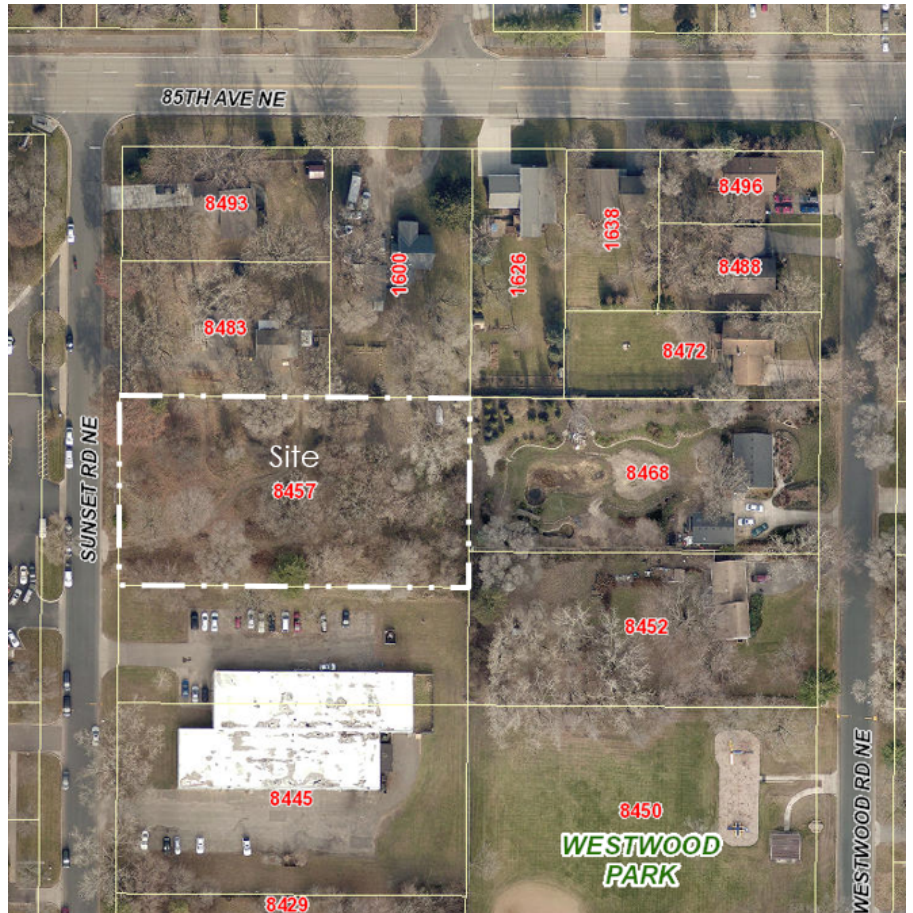
Date: September 30, 2020

**Re: Site Plan Review, 8457 Sunset Road NE**

**INTRODUCTION**

The 1.1-acre Industrial site at 8457 Sunset Road NE is a rectangular parcel located in the northeast corner of Spring Lake Park in the industrial park, south of 85<sup>th</sup> Avenue NE, fronting Sunset Road NE on its west side. The site abuts existing single family homes to the north, which are guided Industrial but still occupied as single family homes. The applicant, Bob Fearing wants to build a 12,000-sq-ft building for City Moving and Storage on the I-1 zoned property. The Zoning Code requires larger setbacks from industrial to residential uses and the applicant is requesting a variance to the side yard setbacks for the project and front yard parking setback for the project. The property was previously approved for a similar variance in May 2020, however since that time the location of the building on the site has been reconfigured, requiring an amended variance.

The property is currently vacant and borders another industrial use to the south, the Eagle Brook Church to the west across Sunset Road, two single family homes to the north, and single family homes to the east, which front on Westwood Road NE.



The Planning Commission recommended approval of the variance with the staff recommended conditions at their meeting on September 27, 2021. The applicant has also requested site plan approval at this time, which this memo discusses.

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## **EXISTING ZONING AND REQUIREMENTS**

The property is zoned I-1: Light Industrial. Within this district, permitted uses include manufacturing, warehousing, dry cleaning, offices, and research and development/laboratory uses. Self-storage is not explicitly identified in the ordinance as a permitted, accessory, or conditional use, however, the code states that storage, warehousing, or wholesaling businesses are permitted (§16.20.030 and Appendix D). Other uses similar to the permitted uses, but not specifically identified, are also allowed, provided they comply with regulations described in the Performance Standards outlined later in the code.

Other requirements for property in the I-1 district include:

- Must provide suitable open spaces, landscaping, and parking areas (§153.056).
- Must establish a high standard of appearance and controls for external effects (such as noise, smoke, and the like) (§153.056).
- If any yards are to be landscaped, they shall be landscaped attractively with lawns, trees, shrubs, and the like. Any areas left in a natural state shall be properly maintained in a sightly and well-kept condition (§153.058).
- Impervious surfaces shall not cover more than 75 % of any zoning lot located in the commercial or industrial districts. The remainder of the zoning lot shall be covered with turf grass, native grasses, perennial flowering plants, shrubs, trees or similar landscape material sufficient to prevent soil erosion, minimize off-site stormwater runoff, and encourage natural filtration function (§153.063)

As noted above, performance standards also apply to buildings within the Light Industrial District, as guided in §153.100. These standards regulate noise, odor, exterior lighting, glare, vibration, fumes and gases, smoke, dust, hazards, and visual impacts. The site plan review process implements these regulations to ensure that development is compatible with neighboring properties and that negative external impacts are minimized.

## **SITE PLAN REVIEW CRITERIA**

The City of Spring Lake Park's zoning ordinance also outlines site plan review criteria and application material for commercial and industrial properties. These criteria as well as information presented in the site plan review application are included below. Site plan review criteria is established in the City's code of ordinances §153.060.

- 1. Complete architectural plans showing the floor plans and elevation of the proposed buildings, and identification of the use of each structure;**  
These plans are included in the application packet sheets A1 – A3.
- 2. Complete plans and specifications for exterior wall finishes proposed for all principal and accessory buildings;**  
Materials to be used for exteriors of the storage facilities are included in sheet A3.
- 3. Provision for off-street parking, vehicle storage, internal and external circulation, and supplementary traffic data in sufficient detail to calculate traffic generation, parking requirements;**  
Proposed parking and circulation are illustrated in sheet A1 and C8.
- 4. The type and placement of signs, other than street name signs;**  
The application does not include a signage plan,
- 5. The type and location of firefighting facilities;**  
Access and circulation as well as firefighting facilities are included in sheet C7
- 6. The nature and extent of cut and fill and degree of soil compaction, along with related engineering data;**

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Proposed erosion control measures and grading plans are illustrated on sheets C2 – C5. More information and issues about erosion control is included in the engineering comments.

**7. Plans and specifications for facilities for drainage of the lots, if any, and the sites, streets, highways, and alleys, including provisions of storm drainage, culverts, and appurtenant structures and reference to supplementary data for drainage;**

A stormwater management plan, including existing and proposed storm sewers and drainage, is included in sheet C5. Additional comments regarding stormwater management are including in the engineering comments below.

**8. Plans and specifications for distribution and service lines for water supply to the building site; wells or other sources of supply;**

Utility information and proposed locations are included in sheet C7. Additional comments regarding utilities are included in the engineering comments below.

**9. Plans and specifications for sewage and all liquid or solid waste storage and disposal facilities, including main and secondary collection lines and stub-offs from the secondary collection lines to the building site;**

Utility information and proposed locations are included in sheet C7. Additional comments regarding utilities are included in the engineering comments below.

**10. The type, placement, and number of traffic safety signs and traffic-control devices;**

Traffic safety devices including signs, bollards, and roadway/parking lot markings are included in sheets C8 and A1.

**11. The type, placement, and number of lighting devices for parking lot and building lighting, including height, wattage, direction of illumination, and expected light intensity;**

The application does not include a photometric plan.

**12. Barricades and other safety devices;**

Fence detail is shown on sheet A1.

**13. Complete landscaping and screening plans, including species and sizes of trees and shrubs proposed; and**

Landscaping is shown on sheet A1. At the time of construction applicant should submit more details on species, sizes of trees and shrubs proposed.

**14. Complete plans for proposed sidewalks to service parking, recreation, and service areas.**

Sidewalks and handicap accessible areas are illustrated in sheet C2.1. Additional comments regarding sidewalk requirements are listed in the engineering comments section below.

## **ENGINEERING COMMENTS**

The City Engineer reviewed the site plan review application and identified issues to be resolved before construction. These issues include property, permits, water and stormwater, grading, and access and circulation. All comments are listed below.

1. Stormwater management facilities for the site (including facilities within the public right-of-way) shall be considered private and shall be maintained by the property owner.
2. Applicant shall submit a copy of the watershed district permit for the site and a copy of the stormwater management facilities maintenance agreement for the site.
3. Installation of private sanitary sewer and water services shall be per Public Works Department requirements and shall be observed by the Public Works Department.
4. Driveway construction and patching of Sunset Road shall be per Public Works Department requirements and shall be observed by the Public Works Department.

Note: Engineering review did not review the site for parking, landscaping, or lighting requirements.

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## **RECOMMENDATIONS**

We recommend that the site plan application be approved with the following conditions, based on the analysis provided by the City Engineer and City Planner. These conditions include:

1. Stormwater management facilities for the site (including facilities within the public right-of-way) shall be considered private and shall be maintained by the property owner.
2. Applicant shall submit a copy of the watershed district permit for the site and a copy of the stormwater management facilities maintenance agreement for the site.
3. Installation of private sanitary sewer and water services shall be per Public Works Department requirements and shall be observed by the Public Works Department.
4. Driveway construction and patching of Sunset Road shall be per Public Works Department requirements and shall be observed by the Public Works Department.
5. The applicant shall submit a signage plan to be reviewed by the City Planner prior to building permit approval.
6. The applicant shall submit a landscaping plan detailing type, species and height of tree or shrub to be installed on the north side of property prior to building permit approval.
7. The applicant shall submit a lighting plan detailing the type, placement, and number of lighting devices for parking lot and building lighting, including height, wattage, direction of illumination, and expected light intensity prior to building permit approval.