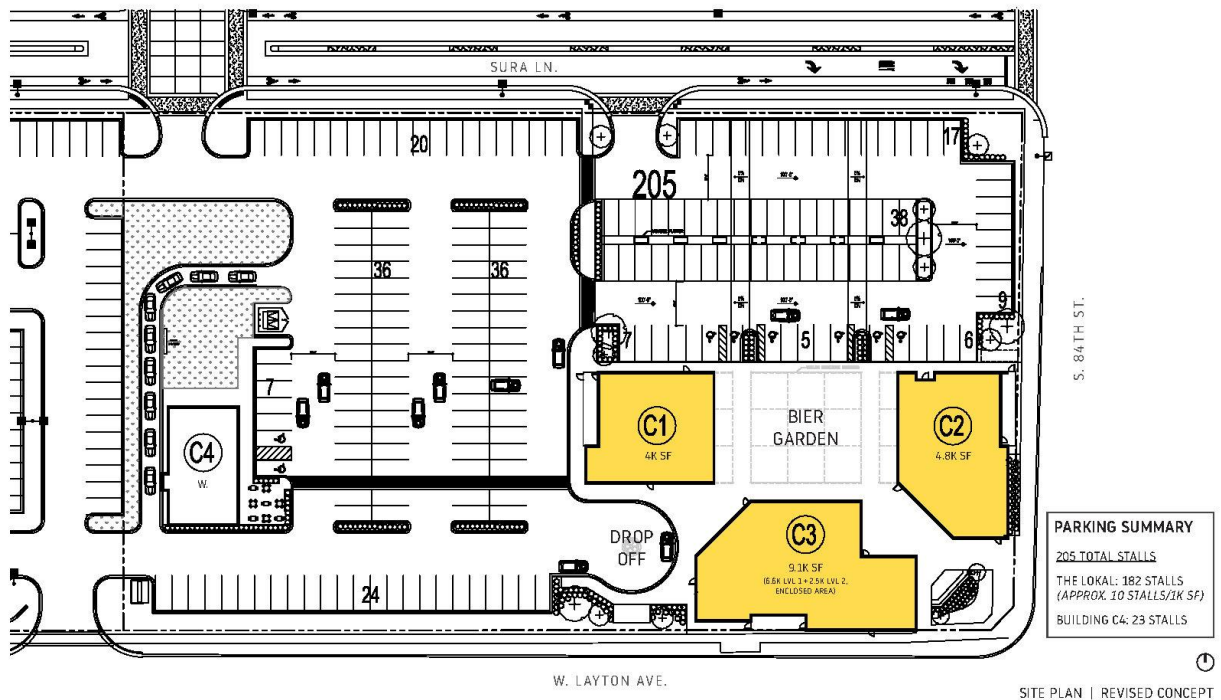


PLAN COMMISSION STAFF REPORT

Tuesday, August 13, 2019 – 6:00 p.m.

1. Roll Call
2. Approval of the minutes from the July 9, 2019 meeting.
3. Discussion regarding last Common Council meetings.
4. Conceptual Plan for The Lokal, a component of the 84 South development at the northwest corner of S. 84 St. and W. Layton Ave., submitted by Scott Yauck, d/b/a 84 South Restaurants, LLC, and Audry Grill, d/b/a RINKA, Inc. (Tax Key No. 606-0053-008)

This item will be further discussed at the Plan Commission meeting, including a presentation from the architect and developer.





RENDERED VIEW | AERIAL VIEW LOOKING SOUTHEAST

RINKA+



THE LOKAL | CONCEPTUAL PROJECT REVIEW

AUGUST 8, 2019



RENDERED VIEW | LOOKING NORTHWEST FROM CORNER OF 84TH & LAYTON, TOWARD BUILDINGS C3 & C2

RINKA+



THE LOKAL | CONCEPTUAL PROJECT REVIEW

AUGUST 8, 2019



RENDERED VIEW | LOOKING NORTHEAST TOWARD BUILDINGS C1 & C3

RINKA+



THE LOKAL | CONCEPTUAL PROJECT REVIEW

AUGUST 6, 2019



RENDERED VIEW | LOOKING SOUTHWEST TOWARD BIER GARDEN

RINKA+



THE LOKAL | CONCEPTUAL PROJECT REVIEW

AUGUST 6, 2019



RENDERED VIEW | LOOKING SOUTHEAST FROM WITHIN BIER GARDEN TOWARD BUILDINGS C2 & C3

RINKA+



THE LOKAL | CONCEPTUAL PROJECT REVIEW

AUGUST 8, 2019



RENDERED VIEW | AERIAL VIEW LOOKING SOUTHWEST

RINKA+



THE LOKAL | CONCEPTUAL PROJECT REVIEW

AUGUST 8, 2019



5. Signage Plan Appeal for Bob's Discount Furniture, an existing business located at 4585 S. 76 St., submitted by Eric Rohs, d/b/a Sign Effectz, Inc. (Tax Key No. 605-9944-013)

Bob's Discount Furniture, an existing business located at 4585 S. 76 St., is seeking a signage variance, requesting additional signage beyond what the Sign Code allows for. According to the Sign Code, "The gross allowable sign square footage permitted for each business site shall be determined by multiplying the lineal building front footage by a factor of 1.5 square feet with a maximum of 200 square feet permitted. The total number of signs permitted for each business site shall not exceed one wall sign and one monument sign except as outlined below." The lineal building frontage of Bob's Discount Furniture is approximately 234 ft., allowing for a total signage of 200 sq. ft.



The existing signage at Bob's Discount Furniture is as follows:

1. North elevation wall signs:
 1. "Bob's Discount Furniture" - 146 sq. ft.
 2. "Customer Pick Up" - 24 sq. ft.
- B. South elevation wall sign:
 - a. "Bob's Discount Furniture" - 146 sq. ft.
- C. East elevation Wall signs:
 - a. "Bob's Discount Furniture" - 346 sq. ft.

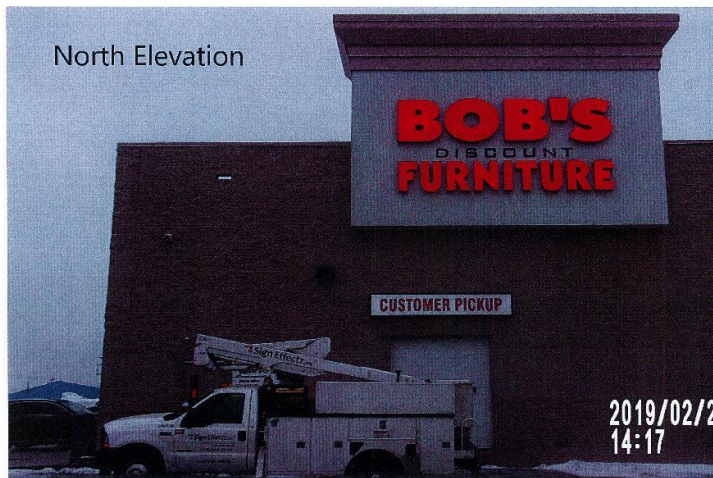
b. "Customer Pick Up" - 48 sq. ft.

D. Pylon Signs:

a. Two (2) 90 sq. ft. "Bob's Discount Furniture" signs – 180 sq. ft.

E. TOTAL: 892 sq. ft.

There is also a ClearChannel billboard located on the subject parcel adjacent to Interstate 894.



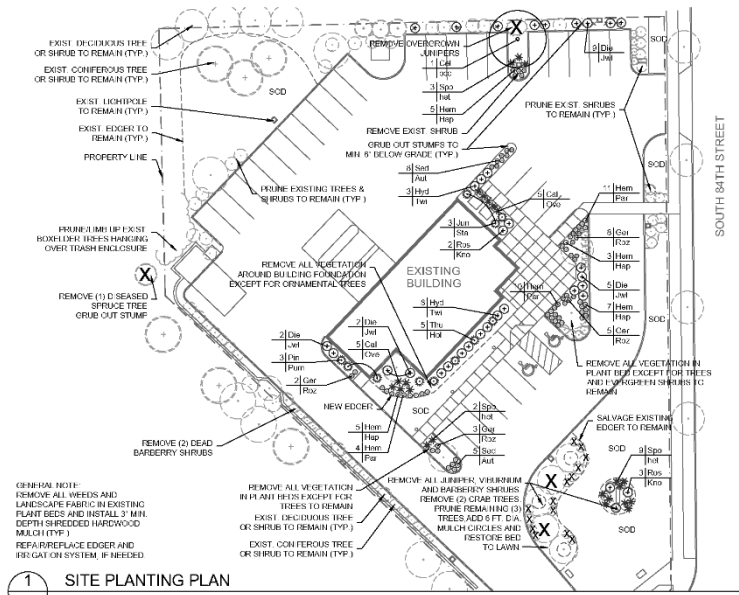


Bob's Discount Furniture is well beyond the 200 sq. ft. of signage allowed in the Sign Code. A signage waiver was approved in 2011 for the Ultimate Electronics tenant, which has subsequently been approved for future tenants at the time of their site/building/landscaping approval. Bob's Discount Furniture is requesting one additional 44.4 sq. ft. channel letter "Mattresses" wall sign for the east elevation. Due to the existing signage in excess of what is allowed in the Sign Code, and the two nonconforming pylon signs present, staff recommends approval of the east elevation wall signage with the condition that both the north pylon sign be removed and the east pylon sign be replaced with a conforming monument sign by August 2020.

Recommendation: Recommend approval of the Signage Plan Appeal for Bob's Discount Furniture, an existing business located at 4585 S. 76 St., submitted by Eric Rohs, d/b/a Sign Effectz, Inc. (Tax Key No. 605-9944-013), subject to removal of the north pylon sign and replacement of the east pylon sign with a conforming monument sign by August 2020.

6. Revised Landscape Plans for TruStone Financial Federal Credit Union, a proposed business to be located at 8400 W. Forest Home Ave., submitted by Lyle Jacobson, d/b/a Tru Service Group. (Tax Key No. 615-9998-000)

TruStone Financial Federal Credit Union, a proposed business to be located at 8400 W. Forest Home Ave., is seeking to revise the existing approved landscape plan. The site is an existing bank building and parking lot with new ownership located in the C-2 Community Commercial District. There are no changes to building usage and parking lot layout. There are also no changes to the overall existing landscape plan other than replacing dead, overgrown and diseased plant material with new plants in generally the same locations. The City Forester had no concerns with the proposed changes. Staff recommends approval of the revised landscape plan.



1 SITE PLANTING PLAN
SCALE: 1" = 20'-0"

PLANT INSTALLATION SCHEDULE:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	AVERAGE MATURE SIZE
Deciduous Trees							
Cel / occ	1	Celtis occidentalis	Common Hackberry	2 1/2"-3"	BB		50' ht. x 50' spread
Evergreen Shrubs							
Jun / Sta	3	Juniperus squamata 'Blue Star'	Blue Star Juniper	2 gallon	Cont.		3' ht. x 4' spread
Pin / Pum	3	Pinus mugo var. pumilio	Pumilio Mugo Pine	18" - 24"	Cont.		4' ht. x 5' spread
Thu / Hol	5	Thuja occidentalis 'Holmstrup'	Holmstrup arbovitae	4" - 5' ht.	BB		12' ht. x 4' spread
Deciduous Shrubs							
Die / Jew	18	Diervilla lonicera 'Jewell'	Jewell Bush-honeysuckle	18" - 24"	Cont.		4' ht. x 4' spread
Hyd / Twi	11	Hydrangea macrophylla 'Twist N Shout'	Twist N Shout Hydrangea	2 gallon	Cont.		4' ht. x 4' spread
Ros / Kno	5	Rosa sp. Double Knock Out Red	Double Knock Out Red Rose	2 gallon	Cont.		3' ht. x 3' spread
Perennials							
Ger / Roz	18	Geranium x Rozanne	Rozanne Cranesbill	1 gallon	Cont.		1' ht. x 3' spread, 1.5' flower ht.
Hem / Hap	20	Heimerocallis x Happy Returns	Happy Returns Daylily	1 gallon	Cont.		1' ht. x 2' spread, 1.5' flower ht. or
Hem / Par	25	Heimerocallis x Pardon Me	Pardon Me Daylily	1 gallon	Cont.		1' ht. x 2' spread, 1.5' flower ht. or
Sed / Aut	13	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	1 gallon	Cont.		1' ht. x 2' spread, 2' flower ht.
Ornamental Grasses							
Cal / Ove	10	Calamagrostis acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gallon	Cont.		2' ht. x 2' spread, 3.5' flower ht.
Spo / het	14	Sporobolus heterolepis	Prairie Dropseed	1 gallon	Cont.		2' ht. x 2' spread, 3' flower ht.

Recommendation: Recommend Common Council approval of the Revised Landscape Plans for TruStone Financial Federal Credit Union, a proposed business to be located at 8400 W. Forest Home Ave., submitted by Lyle Jacobson, d/b/a Tru Service Group. (Tax Key No. 615-9998-000)

- Landscape Plans for Tsunami Express Car Wash, a proposed car wash to be located at 55** and 5520 W. Layton Ave., submitted by Tracey Erickson, d/b/a Erickson Enterprises, LLC. (Tax Key Nos. 602-9943-003 and 602-9943-004)**

Overview and Zoning

Erickson Enterprises is proposing to construct a car wash, operating as Tsunami Express Carwash, on 1.83 acres consisting of two properties just east of Meijer on W. Layton Ave. The eastern lot is vacant and contains wetlands and forested areas. The western lot, located at 5520 W. Layton Ave., contains an extant single-family residence and accessory structure which would be demolished for this development. Both properties are zoned C-2 Community Commercial District, which would allow a car wash as a Special Use. A public hearing could be scheduled as early as August 20, 2019. This item was before the Plan Commission as a Concept Plan in December 2018.



Tsunami Express Carwash will be open Monday - Saturday from 7:00 am to 9:00 pm and closed on Sundays. The project will have a state-of-the-art express carwash that will offer free vacuums and will also have self-serve pet washes. It will be manned with 2-3 persons throughout the day. Patrons will stay in their car as they are directed onto the conveyor. The length of time that it takes to get a wash is approximately four (4) minutes from the time they pay to the completion of the wash. At the completion of the wash, patrons can either exit the premises or stay to vacuum their vehicles. This will be the 14th express carwash that Erickson Enterprises has constructed and operated in Wisconsin, Illinois, Indiana, and Kansas.

At the July 9th Plan Commission meeting, the Plan Commission recommended a public hearing be scheduled for the proposed car wash on August 20th. The landscape plan was held for approval until the August Plan Commission meeting to accommodate a revised landscape plan and mitigation plan for the loss of trees within the proposed development.

Landscape Plans

The tree inventory and replacement calculations identify a total of 965 diameter inches of trees on site. The plan identifies 489 diameter inches of trees to be preserved. Total of 965 diameter inches of existing trees x 70% protection standard for nonresidential development equals 675 diameter inches to be preserved or replaced. The proposed landscape plan identifies 489 diameter inches of trees to be retained onsite post-development, however the City Forester has identified a maximum of 465 diameter inches that will be preserved. With this preservation calculation of 465" diameter inches and 198 diameter inches planted as per plan, there is a total of 663 diameter inches onsite. This leaves a shortage of 12 diameter inches short of policy goals. The site constraints are such that this shortage cannot be made up onsite. This shortage

2. Common Council approval of the Special Use Permit, and Site, Landscaping and Architectural Plans, following a public hearing.

- 8A. **Architectural Plans for exterior façade improvements to Russ Darrow Mazda of Greenfield, an existing business located at 3520 S. 108 St., submitted by Chad Kemnitz, d/b/a Professional Consultants, Inc., and Mike Darrow, d/b/a Russ Darrow Greenfield, LLC. (Tax Key No. 562-9997-001)**
- 8B. **Master Signage Plan for Russ Darrow Mazda of Greenfield, an existing business located at 3520 S. 108 St., submitted by Chad Kemnitz, d/b/a Professional Consultants, Inc., and Mike Darrow, d/b/a Russ Darrow Greenfield, LLC. (Tax Key No. 562-9997-001)**

Items 8A and 8B may be considered together.

The Russ Darrow Mazda automotive dealership on Hwy 100 is proposing a major facelift to their existing building. Mazda Motor Corporation USA has developed a new image for their brand, called “Retail Evolution.” The existing storefront is removed in favor of black aluminum while the remaining face is clad in black and white aluminum panels. Small portions of the new storefront material include dark grey EIFS. The existing north and south facades, constructed of brick, CMU block, and EIFS will be painted black/grey/white to match the new façade. Existing window and door frames will be painted black to match the new storefront. Existing canopies on the north and south facades will be painted black. The existing building footprint remains—no building addition is planned. Lighting details should be submitted to staff for review.

The entire showroom area will be renovated to Mazda specifications. A “jewel box” will be created in the southeast corner of the building, allowing a car to be displayed on a car lift.

The property is in excellent condition and staff does not have any recommended site improvements.

The façade remodel includes new wall signage for the building. The property is allowed up to 224 sq. ft. of signage, which includes one (1) wall sign and one (1) monument sign. Additional signage details will be provided at the meeting, but current information about the proposed wall signage includes:

1. 82 sq. ft. Mazda logo on the front façade
2. XX sq. ft. “Russ Darrow” sign on the front façade
3. 15 sq. ft. “Service” sign on north facade

The approval of a Master Signage Plan would impose a max number and area of wall signage on the property and allow Mazda to switch out future wall signage within those parameters, without needing Plan Commission approval.

Recommendation: Recommend Common Council approval of the Architectural Plans for exterior façade improvements and Master Signage Plan for Russ Darrow Mazda of Greenfield, an existing business located at 3520 S. 108 St., submitted by Chad Kemnitz, d/b/a Professional Consultants, Inc., and Mike Darrow, d/b/a Russ Darrow Greenfield, LLC, (Tax Key No. 562-9997-001), subject to Plan Commission comments, staff comments, and a completed Master Signage Plan being submitted for approval.

9. **Site, Landscaping and Architectural Plans for an addition to St. Jacobi Evangelical Lutheran Church, an existing church located at 8601 W. Forest Home Ave., submitted by Devin Winter, P.E., d/b/a Excel Engineering, Inc., and Mark Smrz, d/b/a St. Jacobi Evangelical Lutheran Church. (Tax Key No. 615-9942-001)**

Overview and Zoning

St. Jacobi Evangelical Lutheran Church, an existing church and school, is proposing a two-story, 8,690 sq. ft. building addition to the rear of the church building to create additional pre-K and fellowship space. The parcel contains the main church building, a residence, and a large school building on the southern portion of the parcel. The property is 5.38 acres and zoned I Institutional District, which permits a church and school as a permitted use. The project budget is \$3,700,000-\$3,900,000.

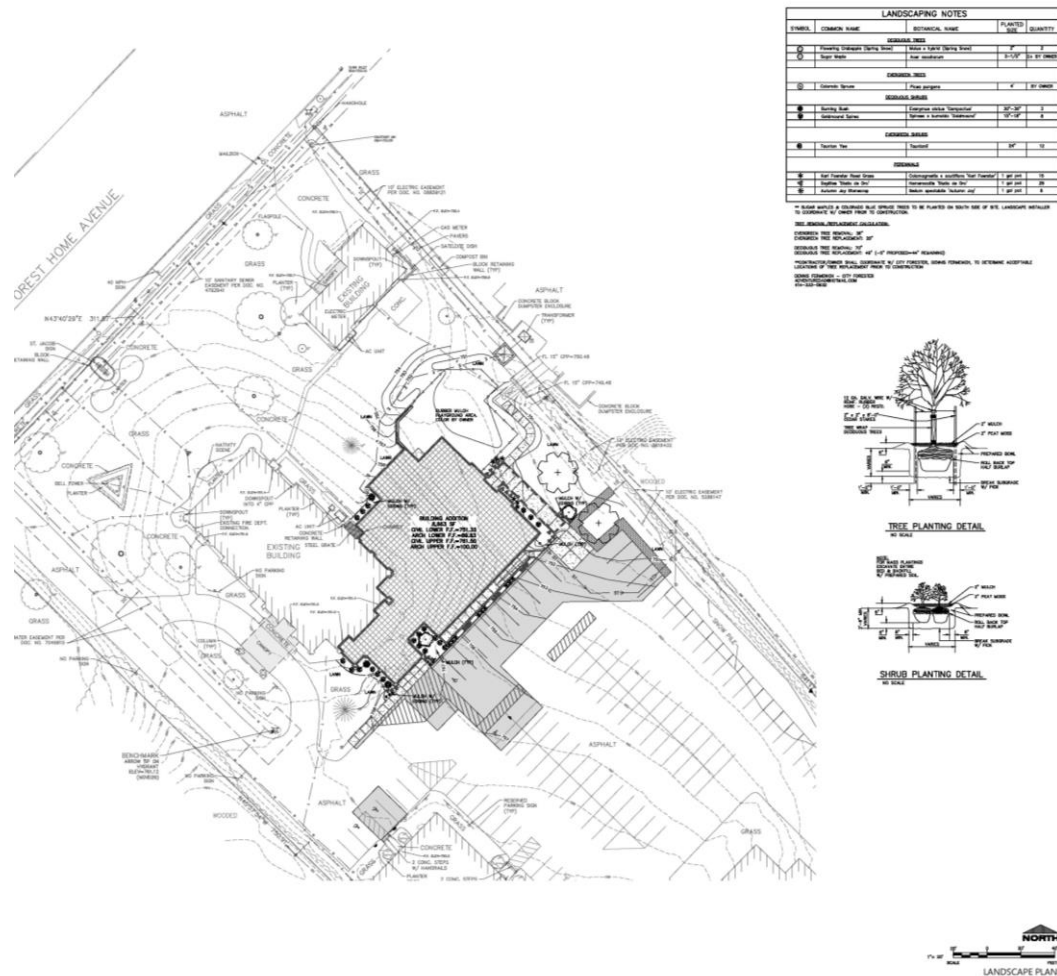
Site and Landscaping Plans

The proposed addition will be on the northeast portion of the existing church building. The addition would require the removal of twenty-two (22) parking spaces along the northeast property line, which would reduce the number of parking spaces from 130 to 108. The parking required by code is 92 parking spaces on Sundays and 34 during the week when school is in session. The two-story addition will have an 8,663 sq. ft. footprint. The total increase of 3,495 sq. ft. of impervious area is below the threshold for MMSD Green Infrastructure stormwater requirements of 5,000 sq. ft.



A concrete sidewalk will be built adjacent to the parking lot, leading to the new entrance on the south into the main church building and on the east into the addition. A retaining wall and railing will be adjacent to the sidewalk along the parking lot to accommodate the grade change to the addition entry. The sidewalk from the addition will extend north towards the property to the north, where the church has an agreement to use the adjacent parking lot for Sunday services.

A new 2,500 sq. ft. playground area will be constructed north of the building addition. The playground area will be covered with rubber mulch material. Because of grade differences, a retaining wall constructed of Versa-Lok modular block will be built adjacent to the playground area. A six-foot (6') tall board-on-board fence will enclose the playground area and screen it from the right-of-way.



The landscape plan proposes perennial flowers and shrubs will line the sidewalk areas adjacent to the building. The proposed addition will result in the removal of 36 diameter inches and replacement with 26 diameter inches of evergreen trees and removal of 70 diameter inches and replacement with 40 diameter inches of deciduous trees. The City Forester is working with the landscape architect to find an appropriate location on the southern portion of the parcel to replace the remainder of the lost diameter inches of trees.

A photometric plan provided as part of the approval shows there will be no light splay onto the neighboring properties from the lighting attached to the addition.



Architectural Plans

The proposed two-story building addition will be constructed of brick piers infilled with fiber cement lap siding. The proposed brick finishes and metal canopy match the existing church building. The addition will be 24'4" in height from the lowest grade. This will be shorter than the tallest portion of the peak of the church building. Because of the grade change and existing landscaping, much of the building addition will not be visible from the W. Forest Home Ave. right-of-way.

Recommendation: Recommend Common Council approval of the Site, Landscaping and Architectural Plans for an addition to St. Jacobi Evangelical Lutheran Church, an existing church located at 8601 W. Forest Home Ave., submitted by Devin Winter, P.E., d/b/a Excel Engineering, Inc., and Mark Smrz, d/b/a St. Jacobi Evangelical Lutheran Church (Tax Key No. 615-9942-001), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 3 are required to be satisfied prior to the issuance of building permits associated with the proposed project reviewed by the Plan Commission.)

1. Revised Site and Landscaping Plans being submitted to the Community Development Division to show the following: (a) landscaping species and quantity modifications at the request of the City Forester, if applicable; and, (b) retaining wall details.
2. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
3. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.

10. Temporary Use Permit for Spirit Halloween, a proposed business located at 7801 W. Layton Ave., submitted by Tracy Greer, d/b/a Spirit Halloween, LLC. (Tax Key No. 616-8993-000)

Spirit Halloween is proposing to occupy the former Golf Galaxy building for their seasonal retail store. The user is proposing to open the store August 14th – November 2nd, with occupancy taking place until approximately November 15th. Hours of operation will vary. In the beginning, during the month of August, hours will be 11:00am – 7:00pm. But as time approaches Halloween, hours will expand, with the longest operating period being 8:00am – 11:00pm the week before Halloween. The Municipal Code requires temporary uses longer than a 30-day duration, to be reviewed and approved by the Plan Commission.

Recommendation: Approve the Temporary Use Permit for Spirit Halloween, a proposed business located at 7801 W. Layton Ave., submitted by Tracy Greer, d/b/a Spirit Halloween, LLC. (Tax Key No. 616-8993-000)

11. Temporary Use Permit for Spirit Halloween, a proposed business located at 4260 S. 76 St., submitted by Tina Square, d/b/a Spirit Halloween, LLC. (Tax Key No. 571-8984-009)

Spirit Halloween is proposing to occupy tenant space at Spring Mall, the south building attached to Meyer's Family Restaurant, for their seasonal retail store. The user is proposing to open the store August 26th – November 2nd, with occupancy taking place until approximately November 15th. Hours of operation will vary. In the beginning, during the month of August, hours will be 11:00am – 7:00pm. But as time approaches Halloween, hours will expand, with the longest operating period being 8:00am – 11:00pm the week before Halloween. The Municipal Code requires temporary uses longer than a 30-day duration, to be reviewed and approved by the Plan Commission.

Recommendation: Approve the Temporary Use Permit for Spirit Halloween, a proposed business located at 4260 S. 76 St., submitted by Tina Square, d/b/a Spirit Halloween, LLC. (Tax Key No. 571-8984-009)

12. Community Development Manager Report

13. Adjournment.