



REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: February 13, 2023
PREPARED BY: Jesse Corrow, City Planner
AGENDA ITEM: Sota Shine Maple Grove planned unit development stage plan, preliminary plat, and final plat

PREVIOUS ACTIONS:

None

Requested Action: PUD development stage plan, preliminary plat, and final plat

Zoning: PUD (Planned Unit Development)

Adjacent Land

Use and Zoning:

North: PUD (Planned Unit Development)
East: PUD (Planned Unit Development)
South: PUD (Planned Unit Development)
West: PUD (Planned Unit Development)

Applicant:	Nick Netley
Application received:	January 9, 2023
60 day review deadline:	March 10, 2023
Additional 60 day review deadline:	May 9, 2023
Address:	Outlot G of Southwest Crossroads

RECOMMENDED PLANNING COMMISSION ACTION:

Motion to recommend that the City Council direct the City Attorney to draft a resolution and a Planned Unit Development agreement approving the Sota Shine Maple Grove planned unit development stage plan, preliminary plat, and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:

- a. The Community & Economic Development Department dated January 24, 2023
- b. The Engineering Department dated February 13, 2023
- c. The Fire Department dated January 18, 2023
- d. The Parks & Recreation Department, dated February 2, 2023
- e. Hennepin County, dated January 23, 2023

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

COMMENTS:

General:

- The applicant seeks a PUD development stage plan, preliminary plat, and final plat for the purpose of constructing a 7,240 square foot carwash and pet wash building in the Southwest Crossroads development at the northwest corner of 70th Place and Alvarado Lane.
- The request includes re-platting the property by adding a 38-foot wide section from the adjacent outlot. As a result, the two affected lots will become more equal in size.
- The carwash will occupy 5,645 square feet of the building and features a conveyor belt driven system to efficiently cycle vehicles through the wash.
- The 1,595 square feet self-service pet wash will consist of six wash tubs, two drying rooms, a grooming room, and a customer restroom.

Access:

- Instead of a shared driveway that was originally planned to serve the adjacent outlot, a single dedicated access point to the carwash is requested to better accommodate the site and avoid confusion.
- With the proposed change, the adjacent property will be served by a future driveway that will align with an existing Hy-Vee driveway located approximately 250 feet to the northeast. A conceptual site plan of the adjacent outlot is included in the attachments to show how this layout will function.
- Engineering staff has reviewed this plan and is comfortable with the proposed changes.

Site plan:

- Upon entering the site, carwash customers will be directed around the rear of the building before entering the wash on the west side of the building.
- A second drive aisle along the back of the building adds to the ample space for onsite vehicle stacking.
- Employees and pet wash customers will be able to access the parking area before entering into the car wash lane.
- The site plan shows ten dedicated parking stalls plus 12 vacuum stalls, located along the south side of the parking lot, that can be used as additional parking.

- Stormwater runoff will be directed to regional storm ponds already in place as part of the overall development.

Landscaping and architecture:

- 12 new overstory trees made up of seven different tree species will be installed throughout the site.
- The landscape plan includes abundant shrubs and perennials along the sides of the building and around the perimeter of the site.
- The attractive building design resembles a northwoods lodge with its large timbers and abundant dry stack stone. The building is made up of concrete panels imprinted with a rough sawn lumber appearance and painted blue. Large windows on all sides of the building will allow natural light into the carwash tunnel and other interior areas.
- The exterior blue color deviates from the PUD requirements that intended future developments to share the similar masonry and color themes. Given the unique architectural design of the Sota Shine building, staff is comfortable with this variation.

Summary:

- The applicant has addressed the majority of the staff comments listed in the memorandums, any remaining corrections can be made ahead of building permit review.
- Overall, the proposed project offers a needed service to the area and provides an attractive addition to the southwest crossroads development. Staff supports the proposal.

ATTACHMENTS:

Attachment A: Narrative

Attachment B: Location map

Attachment C: Maps

Attachment D: Memorandums