

STAFF REPORT

Application: Conditional Use Request for a workshop and event center in a Commercial - Urban district.

Applicant: Gwen Schroeder

Agenda Item: 4(a)

Background Information:

- **Proposal:** The applicants are proposing to make use of an existing building (the old "Weston Station" rail car attached to a one-story brick building) for a business that would involve hosting special events such as "do it yourself" craft workshops, groom's dinners, bridal showers and other similar gatherings. Any food for such events would be catered in rather than prepared on-site.

The applicant is in the midst of making interior remodeling and some minor exterior changes to the property.

The lot on which the buildings/rail car sit appears to have limited parking area that is not located mostly within the public right-of-way of the frontage road that runs along the south side of the property. With this space, and some unmarked parking spaces that could be along the east side of the building, there appears to be enough room for about 8-12 parking spaces. There is a grassed area in the rear of the structures that could potentially also be used for parking.

The site has been used as a restaurant in the past.

- **Location:**
 - Property address: 4417 CO RD 82 SE,
 - Sec/Twp/Range: 22-128-37
 - Parcel number(s): 03-1799-000
- **Zoning:** C-U Commercial-Urban
- **Lot size:** Approx. 0.92 acres according to GIS estimate
 - Existing Impervious Coverage: About 9,800 sq ft (24.5%). Maximum allowed is 75%.
- **Septic System Status:** The property is served by ALASD sewer.
- **Natural Features:**
 - Floodplain: The property is not within an identified floodplain.
 - Bluff/Steep Slopes: The lot does not contain a bluff or steep slopes.
 - Wetlands: There do not appear to be any wetlands that would impact this proposal.

Applicable Statutes/Ordinances:

Regulations

SECTION III. ZONING DISTRICT REGULATIONS

B. USES PERMITTED.¹ ²

The following set of tables establishes the uses permitted, permitted by conditional or interim use permit, or not permitted. **All uses are subject to the requirements or performance standards of this ordinance.** Performance standards applicable to uses in all zoning districts are given in Section V.

COMMERCIAL USES	RC R	RR	UR	RS	CS	C-U	C-R	I
Motel/Hotel and/or convention centers	X	X	X	X	CU	CU	X	CU
Other uses of the same general character as those listed above, provided they are deemed fitting or compatible to the district by the Planning Commission	IU	IU	IU	IU	IU	IU	IU	IU

Key: A = Allowed, no permit required; P = A use allowed, but which may require a land use permit; CU = A use requiring a Conditional Use Permit; IU = A use requiring an Interim Use Permit; X = not permitted.

E. PARKING REQUIREMENTS.

1. Minimum Size Regulations

- a. Each space shall contain a minimum area of not less than three hundred thirty-five (335) square feet, a width of not less than nine (9) feet and a depth of not less than twenty (20) feet. Each space shall be adequately served by an access drive of at least twenty-six (26) feet in width.

2. Reduction and Use of Parking Space.

- a. On-site parking facilities existing at the effective date of this Ordinance shall not be reduced to an amount less than that required under this Ordinance for a similar new building or use. On-site parking facilities provided to comply with the provisions of this Ordinance shall not be reduced below the requirements of this Ordinance. Such required parking space shall not be used for the storage of goods or for storage of vehicles that are inoperable or for sale or rent.

3. Computing Requirements.

¹ Amended 7/2/2007 (Resolution #07-09)

² Amended 12/7/2009 (Resolution #09-05) to reflect addition of interim uses

- a. In computing the number of parking spaces required, the following rules shall govern:
 - (1.) Floor space shall mean the gross floor area of the specific use.
 - (2.) When fractional spaces result, the parking spaces required shall be construed to be the nearest whole number.
 - (3.) The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature, as determined by the Zoning Administrator or the Township Planning Commission.

4. **Sale of Parking Areas.**

- a. Property that constitutes required off-street parking may not be separated through sales or other means from the property containing the principal use for which the parking area is required.

5. **Yards.**

- a. On-site parking requirements shall not be subject to front, side and rear yard regulations for the district in which parking is located, except that:

In any commercial or industrial district, no parking shall be located within ten (10) feet of any property line that abuts any residential (UR, RR, RCR) or shoreland district.

6. **Buffer Fences and Planting Screens.**

- a. On-site parking areas near or abutting a residential (UR, RR, RCR) or shoreland district shall be screened by a buffer fence of adequate design or a planting buffer screen. Plans of such screen or fence shall be submitted for approval as part of the site plan, and such fence or landscape shall be installed as a part of the initial construction.

7. **Required Number of On-Site Parking Spaces.**

- a. On-site parking area of sufficient size to provide parking for patrons, customers, suppliers, visitors and employees shall be provided on the premises for each use. The minimum number of required on-site parking spaces for the following uses shall be as follows:

Land Use	Number of Parking Spaces	Unit Measure	
Residential Dwelling Units	2	Unit	
Private/Vacation home rental	1	Bedroom	
Offices, Service, Research or Testing Uses	1	200 Sq.Ft. Floor Area	
Automotive, Trailer or Marine Sales and Service	1	800 Sq.Ft.	
Elementary and Junior High Schools	1 +1	Classroom 50 Student Capacity	
High School, College, Private and Day and Church Schools	1 +1	7 Students 3 Classrooms	
Public or Religious Assembly, Auditoriums or Exhibition Halls	1	4 Seats in Main Area	
Automotive Service Stations	4 +2	Service Bay	
Bowling Alleys	5	Bowling Lane	
Fast Food	1	15 Sq.Ft Service Floor Area	
Motel, Hotel	1 +1 +1	Rental Unit Each 10 Units Employee on Shift	
Restaurant, Cafe, or Night Clubs	1 +1	40 Sq.Ft. Seating Floor Area 80 Sq.Ft. of Kitchen Area	
Retail Sales and Service Establishments	1	200 Sq.Ft. Floor Area	
Storage, Wholesale and Warehousing	That space which is solely used as office shall comply with the office use requirements. +1 +1		750 Sq. Ft. Floor Area Company owned Truck (if not stored inside building).
Manufacturing and Processing	1 +1	350 Sq. Ft. Floor Area Company Owned Truck (if not stored inside building).	

8. Loading and Unloading Requirements.

- a. Loading and unloading areas for goods, supplies and services shall be sufficient to meet the requirement for each use.

Staff Findings: The following findings of fact are presented by staff for consideration by the Planning Commission:

- 1. The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area:**

Yes. No additional burden on parks or schools would be expected because it will involve a business that would not generate more students or burden on local schools and there will not be a need for any expansion or improvement to utilities or streets beyond what would normally be expected from the cumulative impact of additional traffic along the existing frontage road and nearby County Road 82. The size of events and the size of the building is limited such that the capacity of the facilities should not create significant burdens on public facilities.

- 2. The use will be sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land:**

Yes. The property is surrounded on both sides by other commercial properties, as well as a mini-storage business on the south side of County Road 82.

- 3. The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties:**

Yes. The appearance of the building will not significantly change, except for some minor exterior improvements, from what it has been for many years.

- 4. The use in the opinion of the Town Board is reasonably related to the overall needs of the Township and to the existing land use:**

Yes. The Township has a general desire to support the use of property for commercial uses when appropriately located and zoned. This property is zoned commercially and is allowed by ordinance as a conditional use.

- 5. The use is consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use:**

Yes. The area of the proposed development has been zoned as "Commercial - Urban (C-U)":

The Commercial - Urban district is intended to provide opportunities for commercial uses that are best located in areas providing urban services, such as centralized sewer treatment and urban streets. Examples of such uses include those that generate high-strength or problem wastes not typically found in residential wastewater, those generating large amounts of wastewater, or

facilities that discharge chemical or other non-organic wastes in amounts not suitable for treatment in an individual sewage treatment system. Areas chosen for this district are located along state highways at intersections with county or township roads capable of handling additional traffic and within current public sewer district service areas.

The proposed use would be a commercial business that is served by ALASD sewer and would not be expected to place an undue burden on the system. The property is also adequately served by County Road 82 and a frontage road.

The primary question relating to consistency with the ordinance would be compliance with parking requirements.

6. The use is in conformance with the Comprehensive Plan of the Township:

Yes. The area of the proposed development has been identified in the Comprehensive Plan's Future Land Use Map as appropriate for "Urban Commercial/Light Industrial" uses. The future land use category description states:

The purpose of this land use category is to provide opportunities for commercial and light-industrial uses that are best served by urban sewer infrastructure due to the types and/or amount of wastewater produced. Examples of such uses include those that generate high-strength or problem wastes not typically found in residential wastewater, such as facilities serving food or drinks, those generating large amounts of wastewater such as laundry operations, or facilities that discharge chemical or other non-organic wastes in amounts not suitable for treatment in an individual sewage treatment system. This category is intended for areas that are inside of the identified future service area of ALASD that are visible or easily accessible from State highways at major intersections. These areas are intended to be located in "nodes" at major intersections rather than in a "strip" design along long sections of a road corridor. Heavy industrial uses which require significant water supply or that generate nuisance characteristics inconsistent with residential uses are not intended within this district. Long-term residential uses that are incompatible with commercial/industrial uses should not be allowed in this district.

The proposed business would be consistent with the intent of this district as it is a commercial use that is adequately served by sewer and roadways.

7. The use will not create a traffic hazard or congestion:

Needs discussion. The use of the property for relatively small gatherings should not create enough traffic to create congestion, except that the parking situations could present problems if parking interferes with road maintenance activities – particularly in the winter. All but approximately 4-6 feet of the "existing" parking

area is located within a public road right-of-way (although the road is relatively lightly traveled as a frontage road).

8. The use will conform to the applicable zoning regulations, including any dimensional restrictions the regulations may impose on buildings or uses:

Yes. The applicant will need to meet all applicable setbacks, height restrictions and other requirements of the ordinance as they are not making any structural changes to the buildings. If they were to do so in the future, they would not meet road setback requirements, at a minimum, and possibly side yard setbacks.

Planning Commission Direction: The Planning Commission may approve the request, deny the request(s), or table the request(s) if the Commission should need additional information from the applicant. If the Commission should approve or deny the request, the Commission should state the findings which support either of these actions.

Staff Recommendation: Based on the findings of fact noted above, Staff recommends approval of the requested conditional use permit provided that adequate parking area is provided outside of the right-of-way or otherwise approved by the Township.

If the application or some version of the application is approved, Staff would recommend consideration for the following possible conditions of approval (or tabling of the application to allow for review of revised plans consistent with the following):

1. That the applicant provides a minimum of ____ off-street parking spaces.
2. That the maximum number of guests to be served at any one time shall be ____.

Application # <u>2018-0150</u>	Date Application Rec'd <u>8/10/18</u> (for office use only)	Fee Collected \$ <u>400.00</u>
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**ALEXANDRIA TOWNSHIP
CONDITIONAL USE APPLICATION**

Name of Applicant Gwen Schroeder-Doug Beyer Phone 612-209-2661

Property Address (E911#) 4417 County Rd 82 SE Alexandria Mn

Mailing Address (if different than above) _____

City, State, Zip Alexandria Mn 56308

Email grschroed123@gmail.com

Applicant is:



Title Holder of Property :(if other than applicant)

Legal Owner

(Name) _____

Contract Buyer



Option Holder



Agent



Other _____

(Address) _____

(City, State, Zip) _____

Signature of Legal Owner, authorizing application (required).
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Property ID # (9 digit # on Tax Statement) 03-1799-000

Full legal description of property involved in this request, including total acreage (required – attach separate sheet if necessary):

Lot 1 + 2 Movold's First Subdivision, Douglas County
.92 acres

Zoning District _____, Lake Name (if applicable) _____

What are you proposing for the property? State nature of request in detail:

Workshop, host DIY Craft workshop,
mini events small groups dinner, bridal shower,
Rental space for small gatherings
Catered food only

What changes (if any) are you proposing to make to this site? Build over door a A-frame
repair

Building: Paint, NO change to structure, fix siding & trim

Landscape: Remove trees rubbing building + around
+ Dead trees train

Parking/Signs: _____

REV: November 2016 Removed old Restaurant equipment,
moldy Sheet Rock, Painted, fixed
broken water pipes, replace carpet with laminate
fix Roof + ceiling

Pursuant to the Alexandria Township Zoning Ordinance, Section VI.G.1, the applicant should be prepared at the public hearing to discuss the following issues by explaining how the proposed Conditional Use will cause no significant adverse effects.

Please complete all of the following questions to the best of your ability (some questions may not apply, depending on the nature of your request):

1. Describe the impact of the proposed use on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area. If there is no impact, explain why.

No Impact - not by any of the listed above

2. Describe the impact of the proposed use on adjacent agricultural or residentially zoned or used land. Describe how the use will be sufficiently compatible or separated by distance or screening so that existing homes will not be depreciated in value and so that there will be no deterrence to development of vacant land. If there is no impact, explain why.

In a Commercial AREA

3. Describe whether the structure and site will have an appearance that would have an adverse effect upon adjacent residential properties. If there is no impact, explain why.

No Impact - no residential in the area

4. Describe how the proposed use will be reasonably related to the overall needs of the Township and to the existing land use.

Place for people to gather and a building fixed up and sitting going to waste

5. Describe how the proposed use will be consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the use would be located.

Retail + Sales to community

6. Discuss how the proposed use will be in conformance with the Comprehensive Plan of the Township.

7. Discuss whether the proposed use will create a traffic hazard or congestion. If there is no impact, explain why.

~~NO Impact - private parking + off main road with a Frontage Road~~

If in Shoreland Areas, please complete all of the following questions:

1. Describe how soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

N/A

2. Describe how the visibility of structures and other facilities as viewed from public waters will be limited.

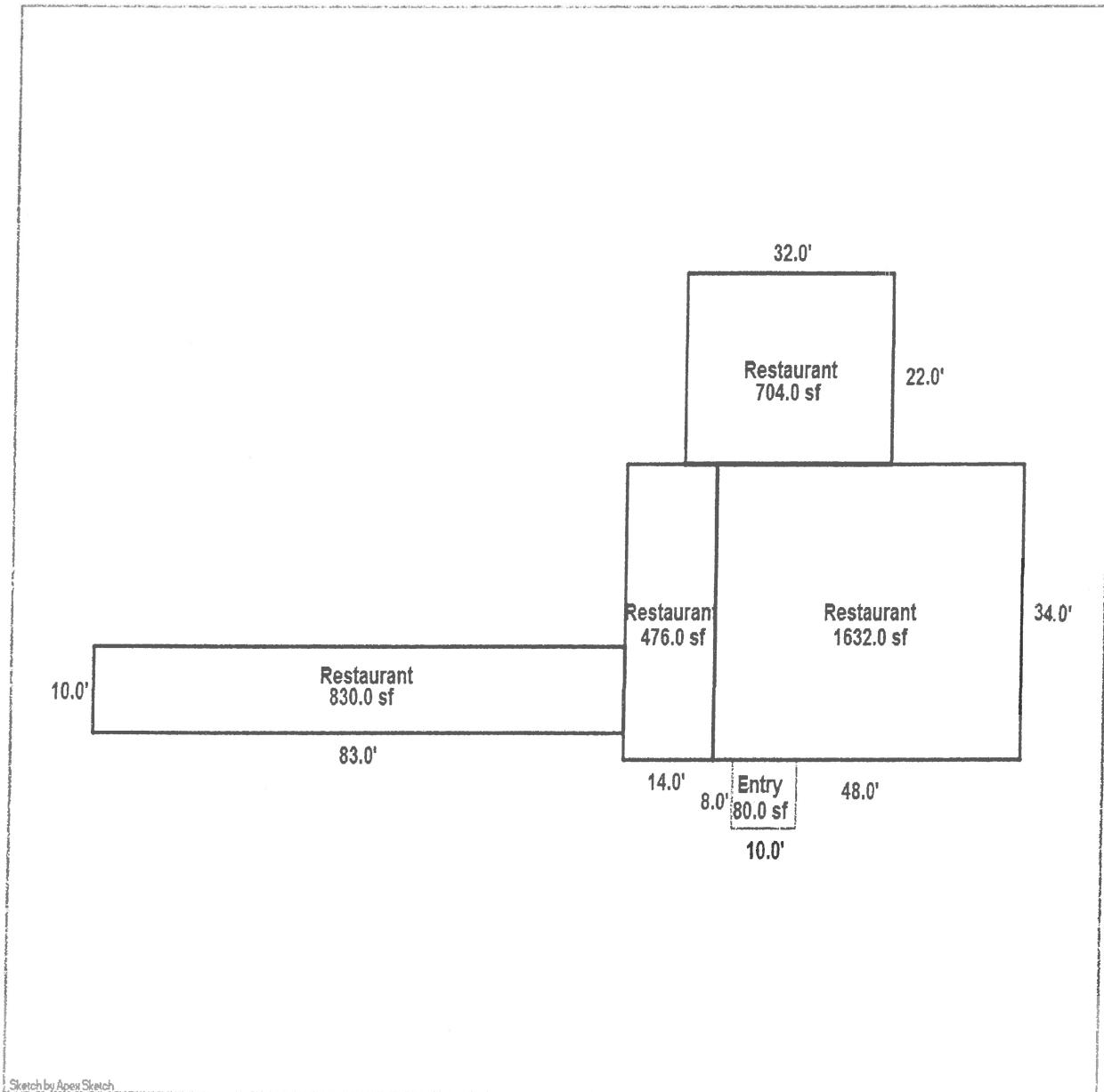
N/A

3. Discuss whether the site is adequate for water supply and on-site sewage treatment. Describe why.

N/A

4. Discuss whether the types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft. Explain why.

N/A



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 1832
 476
 80
 830
 3722~~

