
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Culver's located at 200 19th Avenue North**
DATE: June 7th, 2024

INFORMATIONAL ONLY – NO ACTION REQUIRED

Background:

Jim LaValle, applicant submitted a Site Plan Review application for the construction of a 4,212 square foot Culver's Restaurant. The site is located at 200 19th Avenue North, Lot 6, Block 2, Rivertown Crossing.

Zoning:

The site is in the B-3, General Commercial Business District and restaurants and eating establishments are a permitted use. Those that have drive thru services are allowed provided that:

- (a) Residential properties shall be screened from vehicle lights in the stacking area.
- (b) Adequate stacking is provided at the menu board and pick up window.
- (c) The drive-thru hours of operation are limited to 7:00 AM to 10:00 PM, unless extended by the City Council as part of the conditional use permit.

Yard Requirements For B-3 District

	All Uses
A. Lot area minimum	10,000 sq. ft. (or existing lots of record as of date of passage of this ordinance)
B. Lot width minimum feet	75 feet
C. Maximum lot coverage	60%
D. Front yard minimum	20 feet ¹
E. Side yard minimum	5 feet ²
F. Rear yard minimum	20 feet ³
G. Maximum height	30 feet ⁴

Impervious Coverage – 67.9%. All setbacks are met.

Parking:

Fast Food Establishments – (With seating) One space per three patron seats, plus one space per employee on the largest shift.

Seating accommodates 81 customers = 27 parking spaces
Employees on largest shift 10 = 10 parking spaces

There are 36 (9'x18') parking spaces on the plans and two of those are handicap. On the north side of the drive-thru area are 12 parking spaces, shared for employees and order waiting stalls along with two more order waiting spaces after the pickup window.

All snow shall be stored on-site outside parking lot area. When full, a company will be hired to remove the excess snow off-site.

Fire Department: The aisle width is 24' feet. The plans show the fire truck turning movement and the Fire Chief has approved the plans.

There is a Fire Department connection on the northeast corner of the building. A Knox Box will be placed on the front of the building. The applicant will need to contact the Fire Department to acquire one.

There is an existing hydrant on the northwest corner of the site that will be protected during construction.

Trash: The trash enclosure is located on the southeast corner of the site. The enclosure will be fenced in with a gate access where two 8-yard dumpsters are on concrete pavement.

Menu Board:

The drive-thru is on the east side of the building where the drive-thru splits to two 10' foot lanes with a kiosk & menu boards for each. The pickup window is on the north side of the building. Directional signage and arrow pavement markings are placed along the drive-thru.

Lighting:

Sconce fixtures are placed on the outside building walls on all four sides. Can lighting will be recessed in the soffit as well as (non-flashing) blue LED strip lighting.

Parking lot light poles are placed around the site pavement area for night visibility and safety.

Sidewalk/Curb/Trail:

The area of the current curb and sidewalk that will be cut for installation of utilities and access to the site will be restored to the manner of the remaining curb and sidewalk.

The plans show a 5.7' foot sidewalk that follows around the building with a 15' foot concrete patio on the west side of the building.

There is an existing bituminous trail on the west area of the site where the access is to the business and the trail will consist of 3" bituminous over 6" of Class 5.

Landscaping:

The plans have irrigation installed and will be programmable with alternate date watering. The Ordinance states 25% of the land area be sodded and landscaped and 3% of the internal parking area be landscaped. Three sides of the building have a mixture of perennials and shrubs in decorative rock mulch. Tree areas will have shredded cedar mulch and Roadside Seed mix will be placed on the far east side of the site. Along the perimeter of the site and in the front of the building is Blue Grass sod. Grass and weeds will be maintained to a minimum of 6" inches in height.

Building Materials:

The outer building walls are a combination of main field EIFS in the color of Tony Taupe and manufactured stone in Echo Ridge coloring. The roof edge is metal in the color of Harbor Blue and canvas awnings in a Royal Blue Tweed.

The building address numbers will be placed on the front building wall with 4" high x 12" wide numbers.

Sewer and Water Connection:

The connection to sewer and water is in the utility easement at the entrance of the site. The water connection will be to the 8" inch main service and sewer connection to the 6" inch sanitary sewer line located in 19th Avenue North. The contractor will coordinate all the utility services with both the civil and mechanical plans prior to construction.

Utilities:

The existing power pole and power lines will be relocated and coordinated with Princeton Public Utilities.

Existing utility pedestals to remain, and protected during construction.

Stormwater:

The City Engineer reviewed the plans and submitted a memo with comments on March 29, 2024. The City Engineer received the resubmittal of plans on April 18th, 2024 and her comments have been addressed.

Signage:

Signage will be submitted for staff review at a later date. When the applicant has the pylon sign ready for review, staff will review that it follows the Sign Ordinance and bring it to the Planning Commission for final approval.

Bike Rack:

The "Rolling" style bike rack will have five spaces and mounted to the concrete to the far right of the front door.

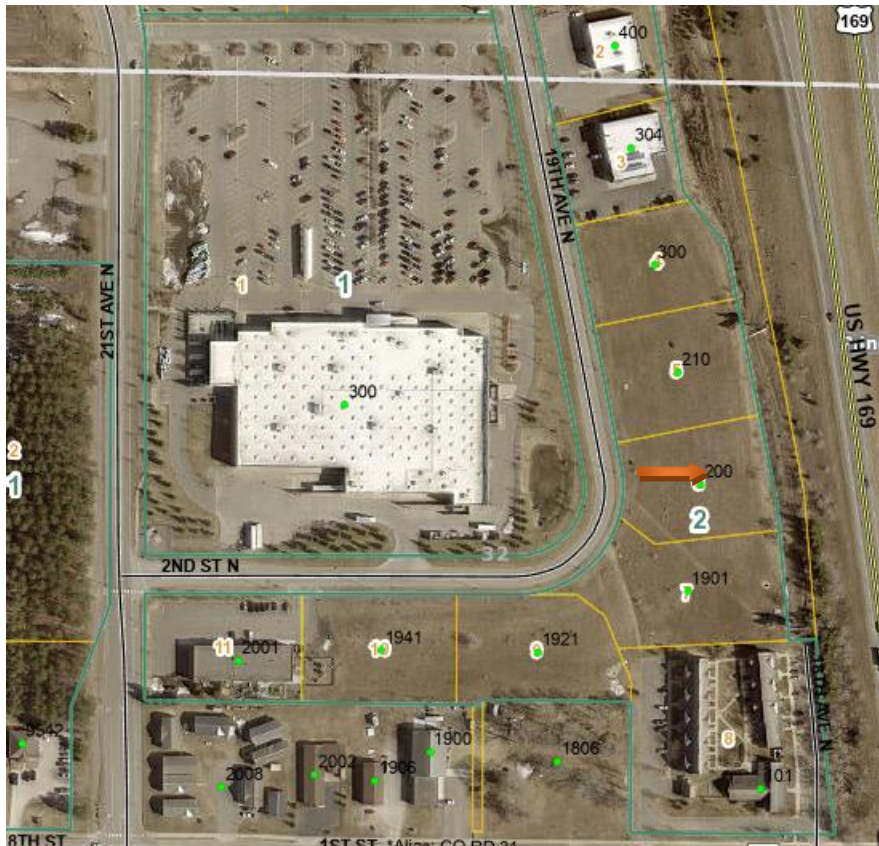
Recommendation:

The Planning Commission approved on May 20th, 2024 the Site Plan for Culver's at the property site located at 200 19th Avenue North, PID #24-750-0120 with the following conditions:

1. The plans reflect the conditions and conclusions of the City Engineer for storm water.
2. A Knox Box be placed on the building in coordination with the Fire Chief.
3. All necessary permits shall be applied for and approved prior to construction, including, but not limited to: Building Permit, Water Access Charge (WAC), Sewer Access Charge (SAC), and future sign permit.
4. The area of the curb and sidewalk that will be cut for installation of utilities and access to the site will be restored to the manner of the remaining curb and sidewalk.
5. The work shall be carried on with minimum of interference with traffic.
6. The grass area on the lot shall be maintained for grass/weeds to be kept 6" inches or under.
7. The applicant will contact Public Works Department and Princeton Public Utilities for the

connections for water, electrical, sewer, and utility meters.

8. If due to weather conditions the sodding and/or seeding and driveway asphalt installation is inadvisable a separate escrow deposit for each be submitted prior to issuance of Certificate of Occupancy.
9. The applicant will contact Gopher State One prior to construction for location of existing utilities.
10. The contractor will repair or replace any utilities that are damaged during construction at the contractors cost.
11. Any work on adjacent private property, the contractor will obtain written permission from the adjacent property owner prior to any work.
12. The applicant shall replace in-kind or better all streets disturbed by this operation.



Site has an orange arrow