



NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT COMMISSION

Monday, February 26, 2018

5:45 p.m.

City Hall – Large Conference Room

310 Elm Street West

Norwood Young America, MN

I. Call to Order

II. Business

A. Variance Requests from the Tacoma West Industrial Park Covenants – Vickerman Company

III. Adjournment



DATE: February 21, 2018

MEMO TO: NYA Economic Development Commission

FROM: Holly Kreft and Jo Foust, Economic Development Consultants

RE: Vickerman Company Building Plan Review-Covenants

Request:

PAR Real Estate LLC (Vickerman Company) is proposing to purchase three lots in Tacoma West Industrial Park 2nd Addition and construct a 118,698 square foot addition to their existing facility. According to the “FIRST AMENDMENT TO THE DECLARATION OF PROPERTY COVENANTS FOR TACOMA WEST INDUSTRIAL PARK” the members of the Economic Development Commission, along with the City Administrator, Community Development Director, Economic Development Coordinator, and City Engineer, shall serve as the Design Review Team (DRT) to review plans as they relate to the covenants. The City Council will review and approve all decisions made by the DRT. The EDC is asked to complete a design review and prepare recommendations.

Design Review:

Following is information the applicant is required to submit. Details are included on page 2 of the covenants

- Preliminary Plat
- Site Plan
- Exterior elevations
- Building Sections and structure, mechanical screening.

Attached are copies of the plans. The Planning Commission, City Engineer, and Fire Department have reviewed plans and prepared recommendations, as they relate to the Zoning Ordinance, Utility requirements and fire code.

Following are requirements of the Covenants which are to be reviewed by the DRT:

1. **Principal and Accessory Uses** – The principal use meets uses permitted by the Zoning District.

2. **Minimum Valuation** – Covenants require a minimum valuation of \$42.50 per square foot after completion. The County Assessor has estimated a value of \$6.54 million resulting in an estimated \$54 per square foot, exceeding the requirement.

3. **Space Allocations and Dimensional Standards.**

Minimum Setback Lines

- a. Front and Street Side Yards: Required 30 feet met.
- b. Interior Side Yard: 15' required. The applicant has requested a 0' setback on the east side, to allow a connection to their existing building. The Planning Commission has conducted a public hearing on the variance from the code and is recommending approval. *A variance to the Covenants is requested to allow a zero (0) foot setback on the east side of the new building.*
- c. Rear Yard: Required 20 feet met.

Density

- a. Building to site ratio of not less than 25% is met.
- b. Site coverage shall not exceed 80%. The proposed plan includes 72%.
- c. Building height is limited to 40 feet. The applicant is requesting 42 feet in height. The Planning Commission has conducted a public hearing on the variance from the code and is recommending approval. *A Variance from the Covenants is requested to allow a 42-foot height.*
- d. Lot area Regulations: The minimum 2-acre lot size is met as 3 lots are being purchased, resulting in over 8.5 acres. The lots are being combined and re-platted.
- e. Frontage Regulations: A minimum lot width of 200 feet is required. Each lot is 300 feet, and when combined far exceed the minimum requirement.

4. **Subdivision Requirement** – The applicant has submitted the required plat.
5. **Easements** – The plat includes the utility and drainage easements. The City Engineer and Planning Commission have reviewed the plat and easements. Easements on interior lot lines, that are not required to be retained, are being vacated.
6. **Construction** – The building inspector will review plans to ensure they meet all applicable codes.
7. **Building Structure** – Steel frames construction is allowed.
8. **Building Exterior Enclosure Materials.** The DRT must approve the use of prefabricated metal siding when they are proposed to be used on the front and side facades. The covenants do note that all subsequent additions shall be designed in a manner conforming and harmonizing with the original architectural design and general appearance. Enclosed is an elevation of the north side of the proposed building. Prefinished steel wall panels are proposed. A three-foot masonry veneer decorative CMU wainscot is proposed on the lower

portion of the panels. The DRC is asked to consider approval of the use of metal siding, on the front and side façades.

9. **Landscaping** - Areas between access drives and within the front and side setback lines are to be landscaped and properly maintained with grass, trees and shrubs. The Planning Commission has reviewed the proposed landscape plan. The covenants do not note the number of required trees, while the zoning ordinance does. Landscaping appears to be met per the Covenants.
10. **Other** – Requirements relating to outdoor storage, waste, parking and loading, nuisances, dwellings on site, animals, outdoor air quality, storage of fuel and telecommunications appear to be met and/or will be regulated on-going. A sign permit will be required to be submitted and meet the city's Sign Ordinance. Parking lot signs and fire lane signs were reviewed by the Planning Commission.

Variances to the Covenants. Any Variances to the Covenants must be approved by the City of Norwood Young America and the owners desiring to variance. They must submit the desired variances to the DRT and obtain DRT written approval prior to submittal to the lot Owners in the Tacoma West Industrial Park. A 2/3 majority vote of lot owners is required to approve a variance. There were 13 lots in the original Plat. The City of Norwood Young America owns 9 lots. PAR Real Estate owns two with two other companies as owners of the remaining two. A variance can be approved by 2/3 of the ownership or ownership approval of 9 lots.

The applicant, PAR Real Estate LLC (Vickerman Company) is requesting the DRT approve the following:

- a. *A variance to the Covenants is requested to allow a zero (0) foot setback on the east side of the new building.*
- b. *A Variance from the Covenants is requested to allow a 42-foot height.*
- c. *DRT approval of the use of prefabricated metal siding on the front and side facades.*

Action:

The Economic Development Commission, as a part of the DRT, is asked to make a motion on the above requests.



Vickerman Company
675 Tacoma Blvd
NYA, MN 55368
952-373-2001

February 19, 2018

Norwood Young America Design Review Team
City of Norwood Young America
310 Elm Street West
Norwood Young America, MN 55368

Design Review Team:

Vickerman Company is proposing to expand its current facility at 675 Tacoma Avenue, within Tacoma West Industrial Park 2nd Addition. In accordance with the Covenants for the Tacoma West Industrial Park, we are requesting the Design Review Team's (DRT's) approval of our plans and consideration of the following variances:

1. A variance to allow a zero-foot side yard setback on the east property line. A 15-foot side yard setback is required in the Covenants. We would like to construct a connection to our existing facility.
2. A variance to allow a 42-foot building height. A 40-foot maximum height is currently noted in the Covenants. The 42-foot height would support our fire suppression system and allow us to build higher versus increasing site coverage.
3. DRT approval is requested to allow prefinished settle wall panels as the primary exterior building material on the front and sides of the building façade. The Covenants note this material shall only be allowed in a manner approved by the DRT. The proposed material will be consistent with our existing building façade.

We respectfully request your written approval of these variances, for the expansion of our facility.
If you have any questions, I am happy to respond.

Best regards,

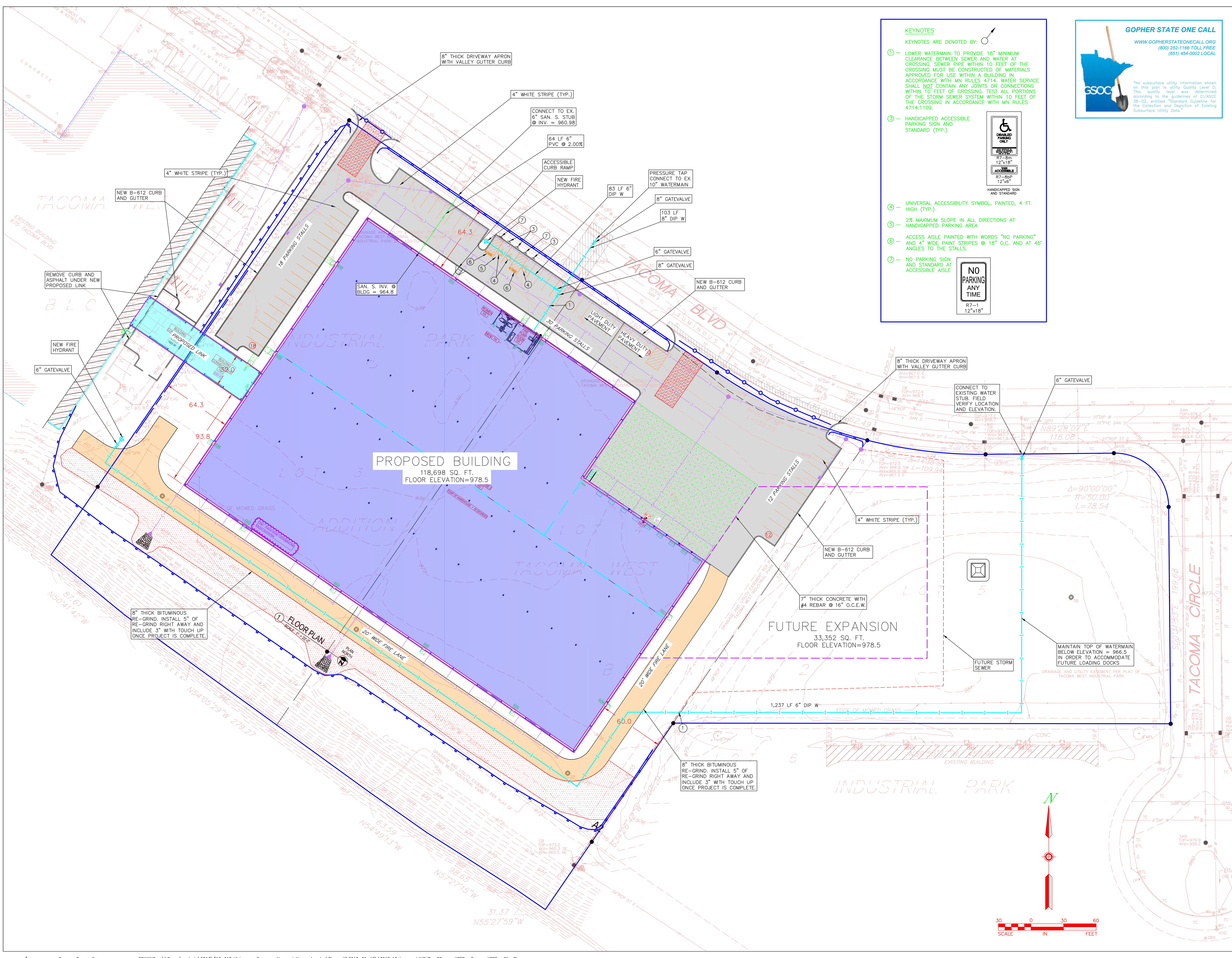
Randy Schuster
Vickerman Company



Surdex 2016, Carver County GIS

This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.

Map Date: 11/28/2017



KEYNOTES
KEYNOTES ARE DENOTED BY:

① LOWER WATERMAIN TO PROVIDE 18" MINIMUM CLEARANCE BETWEEN SEWER AND WATER AT CROSSING. SEWER PIPE WITHIN 10 FEET OF THE CROSSING MUST BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING IN ACCORDANCE WITH MN RULES 4714. WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF CROSSING. TEST ALL PORTIONS OF THE STORM SEWER SYSTEM WITHIN 10 FEET OF THE CROSSING IN ACCORDANCE WITH MN RULES 4714.1109.

③ HANDICAPPED ACCESSIBLE PARKING SIGN AND STANDARD (TYP.)

④ UNIVERSAL ACCESSIBILITY SYMBOL, PAINTED, 4 FT. HIGH (TYP.)

⑤ 2% MAXIMUM SLOPE IN ALL DIRECTIONS AT HANDICAPPED PARKING AREA

⑥ ACCESS AISLE PAINTED WITH WORDS "NO PARKING" AND 4" WIDE PAINT STRIPES @ 18" O.C. AND AT 45° ANGLES TO THE STALLS.

⑦ NO PARKING SIGN AND STANDARD AT ACCESSIBLE AISLE

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

The subsurface utility information shown on this plan is utility Quality Level B. This quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

Sunde Engineering, LLC
CONSULTING CIVIL ENGINEERS
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BLOOMINGTON, MINNESOTA 55437
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GREYSTONE CONSTRUCTION

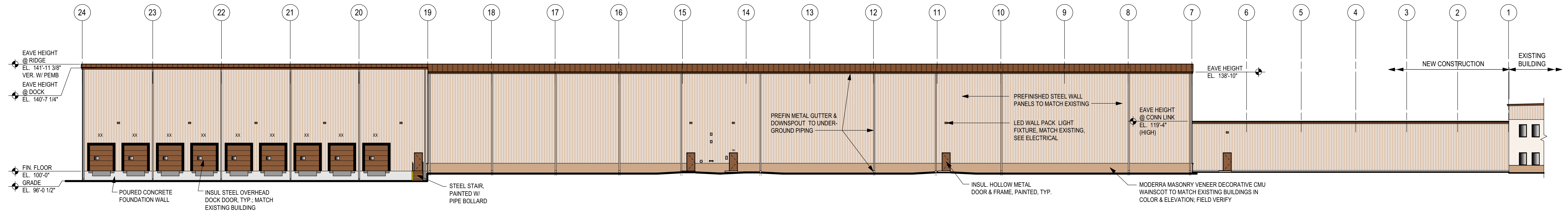
VICKERMAN COMPANY
675 TACOMA BLVD
NORWOOD YOUNG AMERICA, MN

DATE	REVISION
12/15/2017	PRELIMINARY PRICING
01/16/2018	PRELIMINARY PLAT APPLICATION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Brian Mundstock
Brian Mundstock
DATE: 01/16/2018 REG. NO.: 23468

INFORMATION:	
PROJECT NO.:	13-618
DRAWN BY:	lks
CHECKED BY:	kd
APPROVED BY:	bhm
SCALE:	GRAPHIC
DATE:	12/08/17
DESCRIPTION:	
UTILITY AND SITE PLAN	
SHEET NO. C2	



1 NORTH ELEVATION
Scale : 1" = 20'-0"

A WAREHOUSE ADDITION FOR:
VICKERMAN COMPANY
725 TACOMA BOULEVARD
NORWOOD YOUNG AMERICA, MN



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Linner Morschen
Architects
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Bloomington, MN 55431
PHONE: (952) 884-6455

Drawn
C.A.W.
Checked
L.M.
Date
1-23-18
Job Number
1760