



PLANNING STAFF REPORT

MEMO DATE: May 3, 2021

MTG. DATE: MAY 12, 2021

TO: Village of Cottage Grove Plan Commission
Village of Cottage Grove Architectural Review Committee

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

FROM: [Erin Ruth, AICP – Village Planning Director](#)

RE: **Atlantis Valley Foods Site Plan**

BACKGROUND

Property Owner: Atlantis Valley Foods

Location: Lot 3 of CSM 11263 on Commerce Parkway

Area: 5.34 acres

Agents: Mike Swanson – Atlantis Valley Foods
Alan Theobald – Architect, Iconica

Existing Zoning: PI, Planned Industrial

Proposed Zoning: PI, Planned Industrial

OVERVIEW

The applicant, vending company Atlantis Valley Foods, is seeking approval of a site plan for a 45,642 sq. ft. office/warehouse/garage/commercial kitchen building to be located on the south side of Commerce Parkway immediately east of Stihl. The property has been owned by McAllen properties for many years.

The new building will replace the existing Atlantis Valley Foods facility located on the NW corner of Commerce Parkway and Erb Road. It is anticipated that the original facility will be sold.

The facility will house up to 53 employees in the building with another 12 delivery drivers on site at the beginning and end of the day. Hours of operation are from 5:00 a.m. to 5:00 p.m. Monday through Friday and some weekends for catering events. There are 20 truck routes leaving between 5:00 and 7:00 a.m., returning between noon and 4:00 p.m.

The building exterior will consist of textured architectural metal panels on the north elevation and one third of each side elevation. The remainder of the exterior will be comprised of standard metal panels. These materials are identical to those used on the original Atlantis Valley Foods.

The site plan includes room for a future 12,000 sq. ft. addition.

LOCATION MAP



COMPREHENSIVE PLAN CONSISTENCY

The Comprehensive Plan shows this area as Planned Industrial on the Future Land Use map. The project represents the type of development envisioned for the Commerce Park.

COMMERCE PARK COVENANTS CONSISTENCY

The proposed use is permitted by the covenants.

The proposed textured metal panel is an upgrade over a typical metal building, but a lower quality finish than most buildings in the park. This finish was permitted at the first Atlantis Valley Foods in exchange for additional landscaping in front of the building. The applicant is proposing landscaping that exceeds Village requirements by 65%.

The covenants state that “roof mounted equipment shall be so located and screened to eliminate visibility from streets and street levels adjacent to the building.” The proposed project utilizes roof top units which are screened with the same wall panels featured on the building.

Per the covenants, “each lot shall include an infiltration basin with a minimum size of 10% of the building roof area.” The basin is provided on the south side of the property.

The proposed project includes a loading area on the east side of the building facing the airport.

ZONING CONSISTENCY

The proposed project consists of a ‘light industrial’ land use, as defined by 325-49(G)(1). The use is permitted by right in the Planned Industrial district.

Per the land use definitions noted above, the light industrial land use requires 1 space per employee on the largest shift. The applicant states that there will be 53 on site with an additional 12 delivery drivers primarily off-site. The applicant is providing 75 spaces.

The density and intensity requirements for the Planned Industrial district are found in 325-41(A). Per those regulations, the minimum landscape surface ratio is 20%, while the actual is 48%, meeting the requirement. After phase 2 is completed the landscape surface ratio would be 43% which still meets the requirement. The maximum permitted floor area ratio is 0.6, while the actual FAR is 0.2. The FAR after the completion of phase 2 will be 0.25, which still meets the requirement.

The minimum setbacks per the zoning ordinance are 30’ on the front and street sides, 10’ on the side, 10’ on the rear, and 10’ to all paved surfaces. The proposed site plan meets these requirements.

The landscaping provided on the landscaping plan meets Village requirements for each landscaping category. In total the applicant is providing 1,973 points while 1,197 are required. The generous landscaping alleviates some concerns that the textured metal panels used on the front elevation are not of sufficient quality for the park.

325-41(A)(8) includes design guidelines within the Planned Industrial district. The Commerce Park Covenants also include design guidelines as described above. Wherever the covenants and the ordinance conflict, the stricter requirement is applicable. Per the zoning guidelines, the most attractive façade must face the street, and higher quality architectural materials must be used including at least 1/3 masonry on the street façade, though the ordinance states that “extensive landscaping of the building site may be considered as a substitute for a portion of the one-third surface area as suggested above at the discretion of the Village Plan Commission.” The front façade does not include any masonry. However, as noted above, the site is proposed to exceed the required amount of landscaping points by about 65%. In the opinion of staff, given the location on the back side of the park, this is enough extra landscaping to justify the lack of masonry.

The photometric plan and lighting details comply with Article VI of the Zoning Ordinance.

OTHER CONSIDERATIONS

The recorded Certified Survey Map (CSM) does not indicate an easement for the temporary paved cul-de-sac bulb at the end of Commerce Parkway. The proposed plan indicates the paved cul-de-sac will remain. The applicant shall work with the Village to establish a temporary easement for the paved cul-de-sac.

STAFF RECOMMENDATION

Staff recommends that the requested site plan be **APPROVED WITH CONDITIONS**, with the conditions as follows:

1. Sign permits are granted via a separate review process.
2. The landscaping provided is sufficient to alleviate the requirement for masonry on the front of the building. Such landscaping shall remain in place and shall be replaced as needed to maintain this level of landscaping in the future.
3. The applicant shall provide details of the trash enclosures for staff review. At a minimum the enclosures should match the finish of the building.
4. The applicant shall work with the Village to establish a temporary easement for the paved cul-de-sac.