

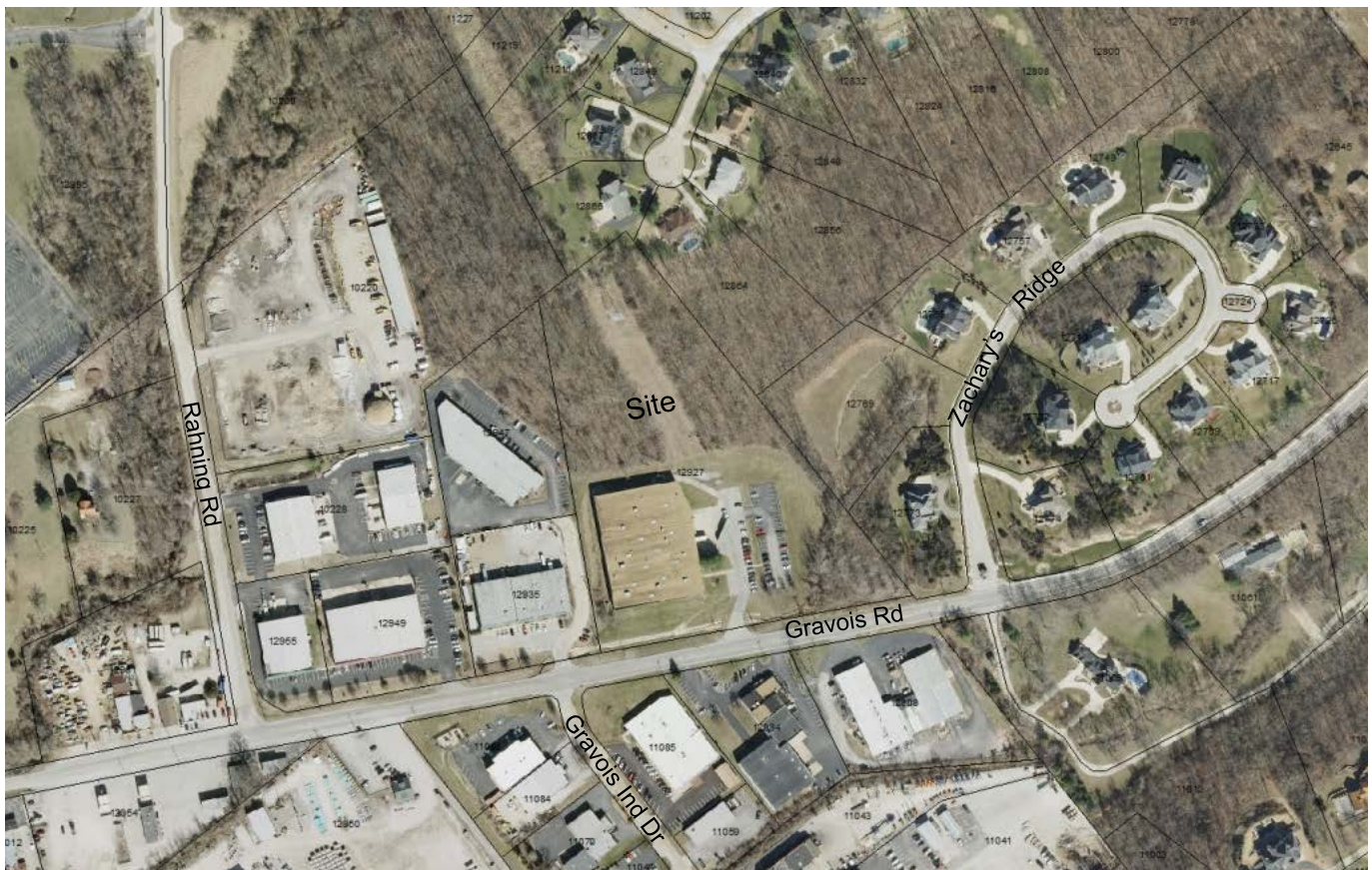
## P-07-17

**Title:** Petition for an Amended Final Development Plan, submitted by Dakota Blenders, LLC, for a building addition and parking lot expansion.

**Owner:** Dakota Blenders, LLC  
Post Office Box 2812  
Fargo, North Dakota 58108

**Agent:** Mike Vorwerk, CEDC  
11402 Gravois Road, Suite 100  
St Louis, Missouri 63126

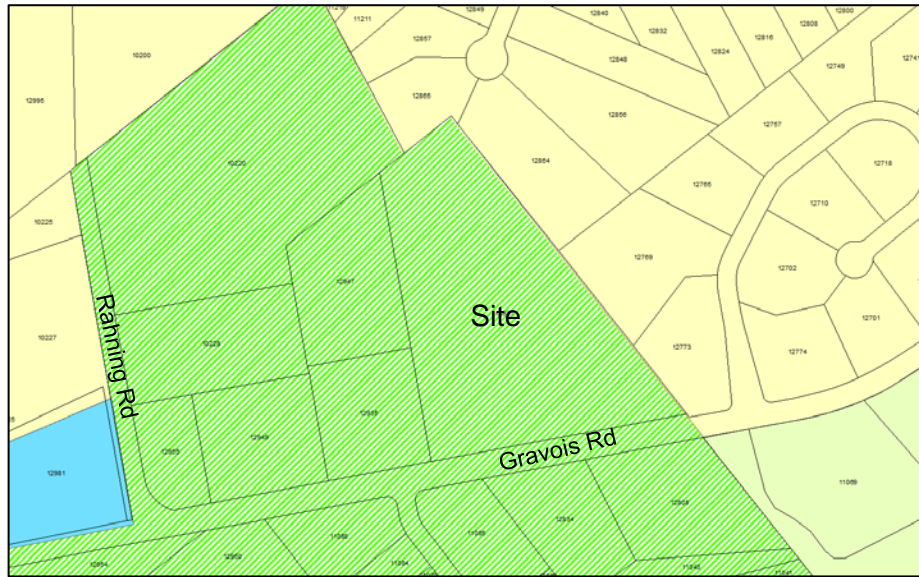
**Date:** February 2017



\*Map is for informational use only. Not a representation of the project.

**Summary:**

This petition is for an Amended Development Plan for the property at 12927 Gravois Road. The property is located on the north side of Gravois Road, approximately 1,000 feet east of Rahning Road. The property is currently zoned PD-LI Planned Development-Light Industrial. The properties to the south and west are also zoned PD-LI. The properties to the east are Zoned R-1 Single Family Residential-1 acre minimum lot size. The properties to the north are zoned PD-LI and R-1.



**History and staff analysis:**

Dakota Blenders received approval of an Amended Development Plan and moved into this building in 2013. In 2014, another Amended Development Plan was approved for the construction of two (2) silos.

At this time, the petitioner is proposing a 20,000 square foot addition to the north end of the building, a third silo, adjacent to the two (2) existing silos and a parking lot addition. All requirements of the PD-LI district would be met with two (2) exceptions.

- 1) Appendix B Zoning Regulations Section 5.13-2 Screening between non-residential and residential zoning districts. Letter (A)2 states “In addition, there shall be a neat, clean and maintained sight-proof fence or wall having a minimum height of six (6) feet but not more than eight (8) feet.”

The petitioner is requesting that in lieu of this requirement, the existing vegetation be considered as an adequate buffer.

2) Appendix B Zoning Regulations, Section 5.13-4 Screening of refuse disposal containers states, "All dumpster, compactor and sanitary container equipment shall be fully screened from public view. Screening shall be provided on all four (4) sides with a masonry fence (brick, stone, or textured and pigmented concrete, with an opaque gate made of metal or wood, but excluding chain link or wire, having a minimum height of six (6) feet but not more than eight (8) feet. Enclosures that blend into the overall site design are encouraged. "

The petitioner is proposing to screen the dumpsters and compactors from public view using a masonry wall on the south and the building, landscaping, existing topography on all other sides.

Per Appendix B Zoning Regulations, Section 4.10-25 Changes and amendments to final development plan:

(A) Minor changes: Minor changes in the location, siting and height of buildings and structures may be authorized by the zoning enforcement officer if required by engineering or other circumstances not foreseen at the time the final plan was approved. No change authorized by this section shall cause any of the following:

1. A change in the use or architectural character of the development, including changes in any exterior finish material approved by the board;

The architectural character of the development should not change.

2. An increase in building or site coverage;

There would be an increase in building and site coverage with the additions.

3. An increase in the intensity of use (e.g., number of dwelling units);

The use is existing but the addition would cause an increase in the intensity.

4. An increase in vehicular traffic generation or significant changes in traffic access and circulation;

There should be a decrease in traffic on Gravois Road. Currently, trucks stack up on Gravois Road, waiting to access the property. The parking lot addition includes a circulation lane, around the outer perimeter, to serve as stacking spaces for those vehicles.

5. A reduction in approved open space or required buffer areas

There would be a reduction in open space, as a result of the additions. The petitioner has submitted a tree preservation plan and will meet all requirements of the City's Tree Manual as set forth in Chapter 27, Article 3.

6. A change in the record plat.

Proposed changes to the record plat would consist of the building addition, parking lot expansion and silo addition.

**Staff recommendation:**

The applicant is currently occupying the structure. The proposed additions, per Appendix B Zoning Regulations, Section 4.10-25 Changes and amendments to final development plan necessitate the need for this application and the application of all current code requirements. Not all requirements are met at this time. Therefore, based on information provided by the petitioner, staff is recommending approval of this petition with conditions.

- 1) The petitioner is proposing to use the existing vegetation where a sight proof fence would be required (between non-residential and residential zoning districts). This requirement would apply along the east and part of the north property lines. Staff is comfortable with the proposal and would recommend the condition of maintaining and preserving the existing vegetation in lieu of installing a fence.
- 2) The existing structure is brick. While the City does not currently have an architectural review process, staff recommends the condition that the building addition be constructed in a style compatible to and of similar material as the existing structure.
- 3) The petitioner is proposing to screen the dumpster enclosure from public view in lieu of constructing a dumpster enclosure on 4 sides. The property is heavily wooded to the east and the increase in elevation to the north screens the dumpsters and compactors

from view from the north and east. The building screens the view from the west. A masonry wall is proposed to screen the view from the south. Section 5.13-4 states “Enclosures that blend into the overall site design are encouraged”. This would be accomplished by the proposal; therefore, staff recommends approval of the dumpster and compactor screening as proposed.