



CITY OF FRIDLEY
APPEALS COMMISSION

AGENDA

WEDNESDAY, JUNE 6, 2018

7:00 P.M.

Location: Fridley City Hall, Council Chambers, 6431 University Avenue NE

CALL TO ORDER

ROLL CALL

APPROVE APPEALS COMMISSION MEETING MINUTES: September 6, 2017

PUBLIC HEARING:

1. Variance, VAR 18-01, by ARCHNET, to allow the construction of a canopy for a customer pick up area along the north side of the building, that will encroach into the front yard setback 11. ft. 7 in., instead of the code required 25 ft., generally located at 5353 East River Road.

OTHER BUSINESS:

ADJOURN

**CITY OF FRIDLEY
APPEALS COMMISSION MEETING
SEPTEMBER 6, 2017**

Call to Order:

Chair Sielaff called the City of Fridley Appeals Commission to order at 7:00 p.m.

Roll Call:

Members Present: Aaron Jahnke
Brad Sielaff
Blaine Jones
Vangyee Yang

Others Present: Stacy Stromberg, Planner
Dan Hebert, Gaughan Companies
Tim Holter, Gaughan Companies

Approve Appeals Commission Meeting Minutes:

August 5, 2015

MOTION by Commissioner Jones to approve the minutes as presented. Seconded by Commissioner Yang.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR SIELAFF DECLARED THE MOTION CARRIED UNANIMOUSLY

Public Hearing:

1. **Variance, VAR 17-02, by Gaughan Development, LLC, is requesting a variance to reduce the side yard setback on a corner lot on the east side from 35 feet to 30 feet, to allow for the construction of two new retail buildings on the vacant parcel of land located at the northwest Corner of Intersection 83rd Avenue and University Avenue.**

MOTION by Commissioner Jones to open the public hearing. Seconded by Commissioner Yang.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR SIELAFF DECLARED THE MOTION CARRIED AND THE PUBLIC HEARING OPENED AT 7:01 PM

Stacy Stromberg, Planner, said that the petitioner, Dan Hebert, of Gaughan Development LLC, has submitted a variance application to develop the vacant parcel of land at the northwest corner of 83rd Avenue and University Avenue with the construction of two new retail buildings. Building A is the southernmost building and is proposed to be 5,450 sq. ft. in size and Building B is the northernmost building and is proposed to be 6,035 sq. ft. in size. Each building is designed for multi-tenants and is required to have four-sided architecture.

Ms. Stromberg said that the petitioner has had interest from a national retail tenant who is interested in this site. As the City saw with the redevelopment of Fridley Market on 57th Avenue; a drive-thru is an important feature that many retailers in today's market are looking for, so both of the proposed buildings

have been designed to offer a drive-thru. Building B will also provide an area for outdoor seating for a restaurant user and landscaping with trees, shrubs and perennials will border the site. Storm water runoff is proposed to be managed through an underground storage chamber system complying with City and Watershed requirements.

Ms. Stromberg noted that to allow development of this parcel of land, the petitioner is requesting a variance to reduce the side yard setback on the east side of this corner lot from 35 ft. to 30 ft., to allow the construction of two new buildings. The practical difficulties by the petitioner are that, *Due to the unusual triangular shape of the site as well as large setbacks on three sides of the site because of the three adjacent roadways, a variance is being requested.*”

Ms. Stromberg stated that the subject property is zoned C-2, General Business, as is a similar turn-back parcel to the south. It is bordered by 83rd Avenue on the south, University Avenue on the east and the University Avenue Service Drive on the west and north. This property is considered a turn-back parcel because it has roadway on all sides of it. Turn-back parcels within the City have generally been hard to develop because of setback requirements, which may explain why this site hasn't been developed.

Ms. Stromberg noted that in the C-2, General Business zoning district, City code requires a 35 ft. front yard setback and a 35 ft. setback along any side or rear yards that abut a right-of-way. So for this lot, a 35 ft. building setback is required on all sides. The petitioner is asking to have that setback reduced on the east side from 35 ft. to 30 ft., to allow for the construction of the two new buildings. The 35 ft. building setback requirement can be achieved on all other sides. All other code requirements related to setbacks, lot coverage and parking are being met with the proposed site plan.

Ms. Stromberg stated that variances may be granted if practical difficulties exist on the property. Practical difficulties are met based on the following findings of fact:

- Is the variance in harmony with the purpose and intent of the ordinance?
 - The intent of the side yard setback is to ensure that there is sufficient room for green space and to provide adequate area around the building for emergency access.
 - The site plan is showing a 20 ft. drive aisle around the building, which is what is required for emergency access.
 - This property has an unusually large right-of-way along University Avenue (approx. 70 ft.) which will continue to provide a buffer between the new building and the road way, and it will provide green space.
- Is the variance consistent with the Comprehensive Plan?
 - The Comprehensive Plan mistakenly guides this property as Vacant. The City's intended plan for this property has always been a commercial use, and staff has noted the need to correct the error in the next Comprehensive Plan update.
- Does the proposal put the property to use in a reasonable manner?
 - The proposed development of the property is considered a reasonable use. Within the City we have several of these turn-back parcels, which are difficult to develop with the setback constraints required for all sides along a right-of-way. Most of these parcels have required a variance of some kind to be developed. Granting a 5 ft. building setback variance is reasonable to allow for the development of this site.
- Are there unique circumstances to the property, not created by the landowner?
 - Unique circumstances do exist on this property. The most unique circumstance is that it is a turn-back parcel that has right-of-way on all sides. Side yard setbacks in the commercial zoning districts is typically 15 ft., however because there is right-of-way on all sides of the property, the setback requirement increases to 35 ft., which is the same as the front yard setback. Developing this site is difficult when needing to comply with that code requirement.
- Will the variance, if granted, alter the essential character of the locality?

- The University Avenue corridor is lined with other commercial users, many of them have buildings closer to the right-of-way than the proposed project; therefore, the essential character of the area will not be altered.

Ms. Stromberg said that *City Staff recommends approval of this variance request* as practical difficulties exist – property is bordered on all sides by public right-of-way. Staff recommends that if the variance is granted, the following stipulations be attached.

1. *The petitioner shall obtain any required permit prior to the start of construction.*
2. *The petitioner shall meet all building, fire, and ADA requirements.*
3. *City engineering staff to review and approve grading, drainage, and utility plan prior to issuance of a building permit.*
4. *The petitioner shall comply with Coon Creek Watershed District regulations.*
5. *Landscape and Irrigation plan to be reviewed and approved by City Staff prior to issuance of building permit.*
6. *Additional architectural elements shall be added to the east side of the building (ex. spandrel glass, windows, and awnings). To be approved by planning staff prior to issuance of a building permit.*
7. *Site plan shall be modified to include a bike rack near the regional bike trail on University Avenue.*
8. *The developer shall complete a traffic study prior to issuance of a building permit to analyze on-site circulation, access points to the site, and safe pedestrian crossing.*
9. *The developer shall complete a wetland delineation of the site prior to issuance of a building permit.*

Commissioner Jones asked if the stipulations were reviewed with the developer.

Ms. Stromberg replied yes.

Dan Hebert, of Gaughan Development LLC, said he was comfortable with the stipulations and the last modifications came today. He would like to review the information regarding the wetlands as they are not familiar with that. The space that is leased out he wants to ensure the tenants are satisfied with the overall use of site. He would like to look at the delineation and investigate a little further.

Chair Sielaff asked if he had any problems providing a traffic study.

Mr. Hebert replied that they can make it work for all parties and make sure it is safe. People look for drive through's and different uses; they will try to adapt the space as best as possible.

Commissioner Jones said that a traffic study is mostly for safety and usability of the site, not if the site has enough traffic coming.

Mr. Hebert agreed; they know traffic coming from the MN/Dot reports; they have discussed this site plan and have four tenants excited about this project. This is a unique opportunity for this market with good accessibility of this property. He is also excited about the new Civic Campus as that will help support the new development.

Chair Sielaff asked what the timeline was for development.

Mr. Hebert replied that the plan to break ground in the spring of 2018.

MOTION by Commissioner Yang to close the public hearing. Seconded by Commissioner Jahnke.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR SIELAFF DECLARED THE MOTION CARRIED AND THE PUBLIC HEARING CLOSED AT 7:16 PM

MOTION by Commissioner Jones to approve variance 17-02 to reduce east side yard set back from 35 to 30 of the subject property with 9 stipulations recommended by city staff.

1. *The petitioner shall obtain any required permit prior to the start of construction.*
2. *The petitioner shall meet all building, fire, and ADA requirements.*
3. *City engineering staff to review and approve grading, drainage, and utility plan prior to issuance of a building permit.*
4. *The petitioner shall comply with Coon Creek Watershed District regulations.*
5. *Landscape and Irrigation plan to be reviewed and approved by City Staff prior to issuance of building permit.*
6. *Additional architectural elements shall be added to the east side of the building (ex. spandrel glass, windows, and awnings). To be approved by planning staff prior to issuance of a building permit.*
7. *Site plan shall be modified to include a bike rack near the regional bike trail on University Avenue.*
8. *The developer shall complete a traffic study prior to issuance of a building permit to analysis on-site circulation, access points to the site, and safe pedestrian crossing.*
9. *The developer shall complete a wetland delineation of the site prior to issuance of a building permit.*

Seconded by Commissioner Yang.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR SIELAFF DECLARED THE MOTION CARRIED UNANIMOUSLY

Other Business:

Stacy Stromberg, Planner, welcomed Aaron Jahnke to the Appeals Commission and announced that the October meeting is cancelled.

Adjourn:

MOTION by Commissioner Jones to adjourn. Seconded by Commissioner Jahnke.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR SIELAFF DECLARED THE MOTION CARRIED AND THE PUBLIC HEARING CLOSED AT 7:18 P.M.

Respectfully submitted,

Krista Peterson
Recording Secretary

City of Fridley Land Use Application

VAR #18-01

June 6, 2018

GENERAL INFORMATION

SPECIAL INFORMATION

Applicant:
 Archnet, Inc.
 Roger Tomten
 333 North Main Street, Suite 201
 Stillwater MN 55082

Requested Action:
 Variance reducing the front yard setback

Existing Zoning:
 M-2 (Heavy Industrial)

Location:
 5353 East River Road NE

Size:
 491,534 sq. ft. 11.2 acres

Existing Land Use:
 Ashely Furniture Building and vacant lot

Surrounding Land Use & Zoning:
 N: Interstate 694 & ROW
 E: Industrial (Furniture Mart) & M-2
 S: Industrial & M-2
 W: Industrial & M-2

Comprehensive Plan Conformance:
 Consistent with Plan

Zoning Ordinance Conformance:
 Section 205.18.3.D.(1) requires a front yard setback of 35 ft.
 Section 205.04.6.A.(3) allows canopies and steps to extend no more than 10 ft. into the front yard.

Legal Description of Property:
 See attached

Building and Zoning History:
 1969 – Lot platted
 1971 – Building constructed
 2003 – SUP issued to increase the lot coverage from 40% to 48%
 2004 – Warehouse building addition constructed

Public Utilities:
 Building is connected

Transportation:
 The property is currently accessed from the East River Road Service Drive

Physical Characteristics:
 Building, hard surface parking and loading areas, with landscaping

SUMMARY OF PROJECT

The petitioner, Roger Tomten, on behalf of Ashley Furniture, is requesting a variance to reduce the setback that allows canopies to extend 10 ft. into the required front yard setback. The required front yard setback is 35 ft., so as a result a canopy can extend 25 ft. into the front yard setback by right. A variance is being sought will reduce that setback from 25 ft. to 11 ft. 7 in. to allow the construction of a canopy for a customer pick up area along the north side of the existing Ashley Furniture building, located at 5353 East River Road.

SUMMARY OF PRACTICAL DIFFICULTIES

"It is proposed to have the customer pick up area reconfigured on the NW corner of the building in order to enhance the customer pick up operations and access. The existing grade along the west side of the building doesn't provide the accessibility needed for customers to pick up products and the internal layout of the utility systems, which the property owner calls the "brains of the building" (fire suppression, generator, electrical, security and other utilities) along the existing north wall, make it difficult to utilize this space for the customer pick up area." Troy Eichmann, Chief Operating Office – Furniture Mart USA

SUMMARY OF ANALYSIS

City Staff recommends approval of the variance.

- Practical difficulties exist – existing grade condition and internal utility locations



Aerial of Property

CITY COUNCIL ACTION/ 60 DAY DATE

City Council – June 11, 2018

60 Day – July 2, 2018

Staff Report Prepared by: Stacy Stromberg

Land Use Application Variance #18-01

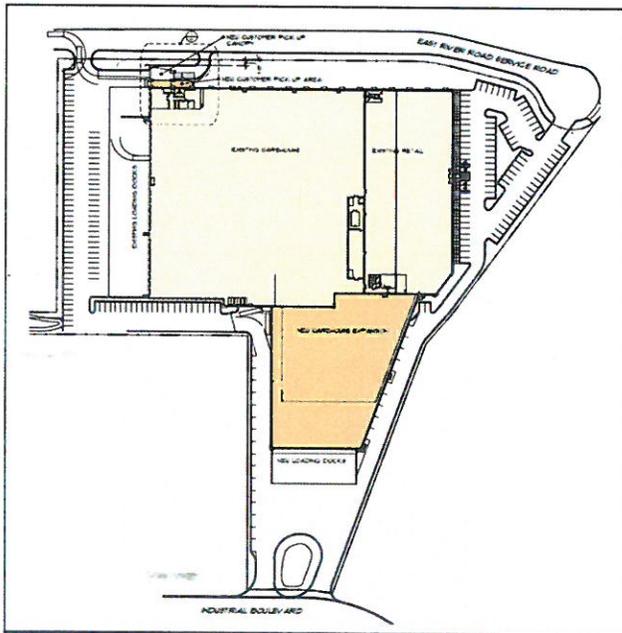
REQUEST

The petitioner, Roger Tomten, on behalf of Ashley Furniture, is requesting a variance to reduce the setback that allows canopies to extend 10 ft. into the required front yard setback. The required front yard setback is 35 ft., so a canopy can extend to 25 ft. from the property line. A variance is being sought will reduce that setback from 25 ft. to 11 ft. 7 in. to allow the construction of a canopy for a new covered customer pick up area along the north side of the existing Ashley Furniture building, located at 5353 East River Road.



In addition to the variance request, the petitioner is also asking for a special use permit to increase the allowable lot coverage requirement from 40% to 49% to allow the construction of two building additions. One is as described above on the north side of the building and the other on the south side of the building for a warehouse addition. The Planning

Commission recommended approval of this special use permit at their meeting on May 16, 2018.



Of note, to allow the southern building addition, the property owner has negotiated purchase of the vacant lot to the south, contingent upon City approvals.

SUMMARY OF PRACTICAL DIFFICULTIES BY THE PETITIONER

"It is proposed to have the customer pick up area reconfigured on the NW corner of the building in order to enhance the customer pick up operations and access. The existing grade along the west side of the building doesn't provide the accessibility needed for customers to pick up products and the internal layout of the utility systems, which the

property owner calls the "brains of the building" (fire suppression, generator, electrical, security and other utilities) along the existing north wall, make it difficult to utilize this space for the customer pick up area."

Troy Eichmann, Chief Operating Office – Furniture Mart USA

HISTORY AND ANALYSIS

The property is zoned M-2, Heavy Industrial, as are the properties to the south, west and east. The property is bordered by the East River Road Service Drive and Interstate 694 on the north. It was originally developed with the construction of a 142,000 sq. ft. building in 1971 and operated as Wickes

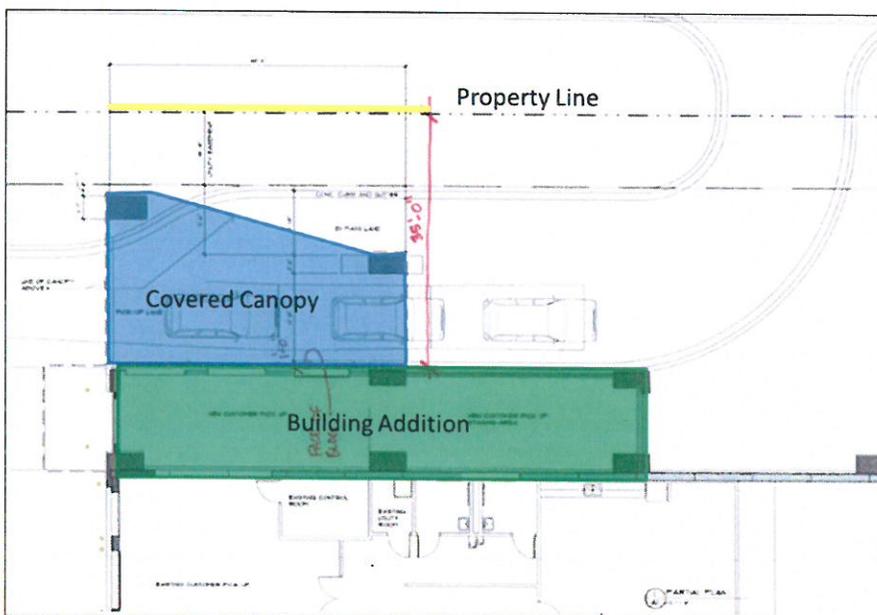
Furniture store for many years. Furniture Mart USA, Inc. purchased the property in 2004 to operate an Ashely Furniture retail store and warehouse. In preparation for the purchase of the property, Furniture Mart applied for and received a special use permit in 2003 to increase the lot coverage requirement from 40% to 48% to allow the construction of a 46,336 sq. ft. warehouse addition to the building. That addition was then constructed in 2004, and the building has remained the same size since then.

In 2012, Furniture Mart purchased the old Home Valu building at 5401 East River Road, which is directly east of the subject property, and expanded and remodeled that building to the Furniture Mart retail store and warehouse that exists today. This “campus” approach has worked for this property owner and their business has continued to grow as they have opened up other retail stores within the metro area. This property serves as the warehouse space for all the retail stores in the metro and because of the continued growth of this business, there is a need to further expand the existing building for additional warehouse space.

The property owner designed the proposed warehouse addition on the south side of the building which will then move all semi-truck deliveries to Industrial Blvd. The existing truck dock area off of the East River Rd Service Drive will be dedicated to an enhanced customer pick up area and for straight truck loading and delivery. This design separates semi-truck traffic from the customer pick up traffic which will increase efficiency and customer service on the site.

VARIANCE DESCRIPTION AND CODE REQUIREMENTS

The property owner would like to construct a 10 ft. addition on the north side of the building, which will be used for a new customer pick up waiting and staging area. Beyond that addition they would like to construct a stepped canopy that at its closest point will be 11 ft. 7 in. from the property line. This



covered loading area will improve the safety and configuration of the current customer pick up area.

City code allows canopies and steps to extend into the required front yard setback not more than 10 ft. The front yard setback requirement in the M-2, Heavy Industrial zoning district is 35 ft., so as a result, the canopy can legally extend to 25 ft. Due to the location of what the property owner is calling the “brains of the building” being on the existing north

wall, it would be very difficult to use the building as is to create the new customer waiting, staging and pick up area. The proposed addition, with the canopy will also allow the property owner to improve the slope, so the customer pick-up area will be on a flat surface. As a result the property owner is asking for a variance to encroach into the front yard setback 11 ft. 7 in.

PRACTICAL DIFFICULTIES

Variances may be granted if practical difficulties exist on the property. Practical difficulties are met based on the following findings of fact:

- Is the variance in harmony with the purpose and intent of the ordinance?
 - The intent of the ordinance which allows canopies to encroach 10 ft. in the front yard setback is to allow a structure that has a roof, but no side walls the flexibility to encroach into the setback, while also providing adequate room for green space.
 - The proposed canopy pillar at its closest point is 11 ft. 7 in. from the property line. It then steps in and the next pillar is set back at 19 ft. 6 in. There is also a 15 ft. boulevard along this segment of the East River Road Service Drive, which will provide a buffer between the new canopy and the roadway and will help to increase the green space. Including the boulevard space, there will be approximately 26 ft. to the roadway from the closest canopy pillar.
- Is the variance consistent with the Comprehensive Plan?
 - The Comprehensive Plan guides this property as industrial, the use will remain industrial, and the additional helps with business expansion; as a result it is consistent with the Plan.
- Does the proposal put the property to use in a reasonable manner?
 - The existing use of the property and the proposed addition to the existing building is considered a reasonable use. The subject property is on a dead-end street, which doesn't experience huge traffic volumes. The proposed setback of the roofed canopy, with no side walls will not create an impact to the property; therefore, the proposed construction of the canopy is reasonable.
- Are there unique circumstances to the property, not created by the landowner?
 - Unique circumstances do exist on this property. To get to the existing customer pick up area, there is quite a slope that needs to be navigated. This has proven to be difficult



for loading furniture as well as for those customers that have accessibility issues. The new pick up area will allow the vehicle to drive up a more gradual slope to a flat surface to allow the loading of products.

- Another unique circumstance is the location of the "brains of the building" within the existing building structure. Though the location of the internal workings of the businesses utility systems does fall on the landowner in some regards, it does create a challenge when designing a customer pick up

area in this location that is safe and efficient.

- Will the variance, if granted, alter the essential character of the locality?
 - This portion of the East River Road Service Drive to the cul-de-sac is owned and operated by the property owner, Furniture Mart USA. It is used mainly for retail

customers and delivery trucks. Constructing the proposed canopy will continue to allow the visibility needed up and down the street for motorists, so the essential character of the area will not be altered.

RECOMMENDATIONS

City Staff recommends approval of this variance request.

- Practical difficulties exist – existing grade condition along the west side of the property and the location of the internal utility systems.

STIPULATIONS

Staff recommends that if the variance is granted, the following stipulations be attached.

1. *The petitioner shall obtain any required permits prior to the start of construction.*
2. *The petitioner shall meet all building, fire, and ADA code requirements.*
3. *The addition shall be architecturally compatible with the existing building.*
4. *City engineering staff to review and approve grading, drainage, and utility plan prior to issuance of a building permit.*
5. *The petitioner shall satisfy Mississippi Watershed Management Organization requirements prior to issuance of a building permit.*
6. *Landscape and Irrigation plan to be reviewed and approved by City Staff prior to issuance of building permit.*
7. *Per Section 205 of the Fridley City Code, this Variance will become null and void one year after the City Council approval date if work has not commenced or if the Petitioner has not petitioned the City Council for an extension.*

ASHLEY FURNITURE WAREHOUSE EXPANSION

Fridley, Minnesota

PROJECT NARRATIVE

April 13th, 2018

A) PROJECT CONTACTS:

DEVELOPER:

Troy Eichmann

Furniture Mart USA

140 E Hinks Lane

Sioux Falls, SD 57104

Phone: (844) 855-6278

troy.eichmann@fm-usa.com

AUTHORIZED AGENTS:

Architect:

Beth Diem, AIA and Roger Tomten

333 North Main Street, Suite 201

Stillwater, MN 55082

Phone: 651-430-0606

roger@archnetusa.com

Project Contact/Engineer:

Todd A. Erickson, PE

EricksonCivil

333 North Main Street, Suite 201

Stillwater, MN 55082

Phone: 612-309-3804

todd@tericksonllc.com

Surveyor:

Greg Lundquist, LS, EricksonCivil



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Stillwater, Minnesota 55082
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ASHLEY WAREHOUSE EXPANSION

CONCEPT NARRATIVE

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B) SITE DATA:

Address: 5353 E River Rd, Fridley, MN 55421

Current Zoning: M2 Heavy Industrial

Parcel Size: 11.28 Acres, 491,183 Sq. Ft. (All Parcels, Lots 2-5, Block 1 and Lot 2, Block 7)

PID No.: 22-30-24-43-0029 and 22-30-24-43-0009

Current Legal: Lots 2-5, Block 1 and Lot 2, Block 7 Great Northern Industrial Center, Anoka County, Minnesota

C) FINAL SUBDIVISION AND LOT INFORMATION:

No proposed subdivision of existing parcels.

Area of Parks and Trails: None proposed.

Area of Wetlands and Buffers: None on this proposed addition.

Easements to be Vacated: None

Easements to be Created: None

Variance Request: Front yard setback variance needed for proposed covered canopy of customer pickup area.

D) CONCEPT DESCRIPTION:

We are proposing an expansion on the adjoining lot of the current Ashley Warehouse and an expansion and reconfiguration of our customer pickup location.

The expansion to the warehouse is need based for continued expansion in this market for the adequate warehouse and truck docks for the operation to be able to provide the service level our customers require. The proposed expansion will allow us to move all deliveries to Industrial Boulevard and away from the retail customers that frequent our Furniture Mart location and the Ashley Furniture Showroom. The existing truck docks with this plan will be dedicated to straight truck loading and delivery. The internal racking would also be expanded to accommodate additional storage of furniture.

The customer pickup area has been expanded and reconfigured with this proposed plan to allow stacking of customers automobiles, the elimination of dangerous backing maneuvers and an accessible entrance. A canopy is also proposed to provide protection from inclement weather during the loading of vehicles. Due to the existing constraints on the site, the canopy will fall within the front yard setback, so a 25-foot variance (10' in lieu of 35') is being requested for this purpose.

ASHLEY WAREHOUSE EXPANSION

CONCEPT NARRATIVE

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The additions will be constructed of similar materials, finishes, detailing and color schemes as found on the existing structure. The color scheme for the entire facility may be modified with this project to reflect the current marketing palette for Ashley. A Landscaping Plan is proposed for both the addition and the new customer pickup area. In order to improve sight angles and visual aesthetics at the access points along East River Service Road, several overgrown coniferous trees are being replaced with low growing, flowering vegetation.

Exterior lighting will be provided at the new dock doors, emergency exits of the new warehouse, as well as at the new customer pickup area. Here, the lighting will be concealed under the new canopy. Decorative lighting is also proposed on the tower elements of the existing construction to improve aesthetics of the site as one enters the city from the west.

E) INFRASTRUCTURE IMPROVMENTS:

Very little is required for infrastructure improvements for this project. All sanitary sewer and watermain is proposed be expanded internally within the building footprint. The storm water for the site would be handled by a proposed underground piping system and infiltration basin at the entrance of the new truck dock area.

With the minimal storm sewer available for hookup to the site the proposed design will utilize infiltration and surface flow to allow the flow of water to continue as is has today with a reduced rate and infiltration to meet the MPCA permit requirements.

F) CONCERNS OF NEIGHBORING PROPERTIES:

No known issues.

G) CONFLICTS WITH NEARBY LAND USES:

No known issues.

H) PROPOSED PARKS AND OPEN SPACE:

None Proposed.

I) CONSTRUCTION SCHEDULE:

Construction would be expected to begin as soon as possible with the acceptance of the project and the permit review for the building. We are anticipating the building will be in use before the end of the year.

Stromberg, Stacy

Subject: FW: Ashley Furniture - Fridley
Attachments: 20180403_173924.jpg; 20180403_174217.jpg; 20180403_173932.jpg; 20180403_174251.jpg

From: Troy Eichmann
Sent: Friday, April 20, 2018 11:57 AM
To: 'Hickok, Scott' <Scott.Hickok@fridleymn.gov>
Cc: 'Roger Tomten' <roger@archnetusa.com>; Deb Tischler <deb.tischler@fm-usa.com>
Subject: Ashley Furniture - Fridley

Hey Scott!

As requested, please find attached some photos of the internal control room that will be challenging for us to relocate as so many critical safety functions are controlled from this room. I've also re-attached a draft design in order to continue the dialog on the setback variance request.

Narrative on Impact of CPU Expansion & Porte Cochere Addition

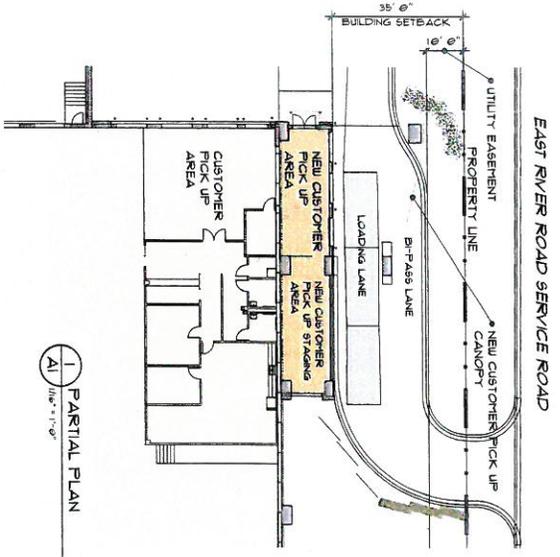
It is proposed to have the customer pick up area reconfigured on the northwest corner of the building in order to provide enhanced pick up operations and access at the property. This Fridley Ashley HomeStore serves as the main customer pickup location for all Ashley HomeStores for the entire Minneapolis metro market. This means we can have up to 7 cars ready and waiting for furniture pick up at any given time. The main benefits of this "drive thru" condition is that it will allow us to move customers thru with greater efficiency and accessibility. The efficiency from this proposal is due in part to enhanced customer/vehicle traffic flow provided to us with the new roadway. Additional efficiency comes to us by way of additional dock doors to accommodate multiple pick ups at one time. This proposal effectively doubles our pick up door capacity and allows us to fulfill orders out of those pick up doors more quickly. Gains in efficiency also come with added space for assembly and product inspection prior to load out. The accessibility is improved as discussed with a flattening of the area and providing a more customer friendly grade at the point of customer entry into the warehouse. We also plan to place a speaker/check in at the corner that will allow customers to "call in" their order to the warehouse if they are unable to get out of their cars. The covered Porte Cochere allows customers to remain out of the elements during their pick ups that could occur in more inclement weather conditions. Lastly, it provides additional architectural interest to the building and creates a landmark of sorts so that customers coming into the center know immediately where to go for pick up.

We have attempted to identify alternate locations at the property for customer pick in order to gain efficiency/productivity and create a better access solution for the long term, unfortunately, we have not been able to identify any other locations at the property that will allow for the number of customers that we experience in an at grade condition.

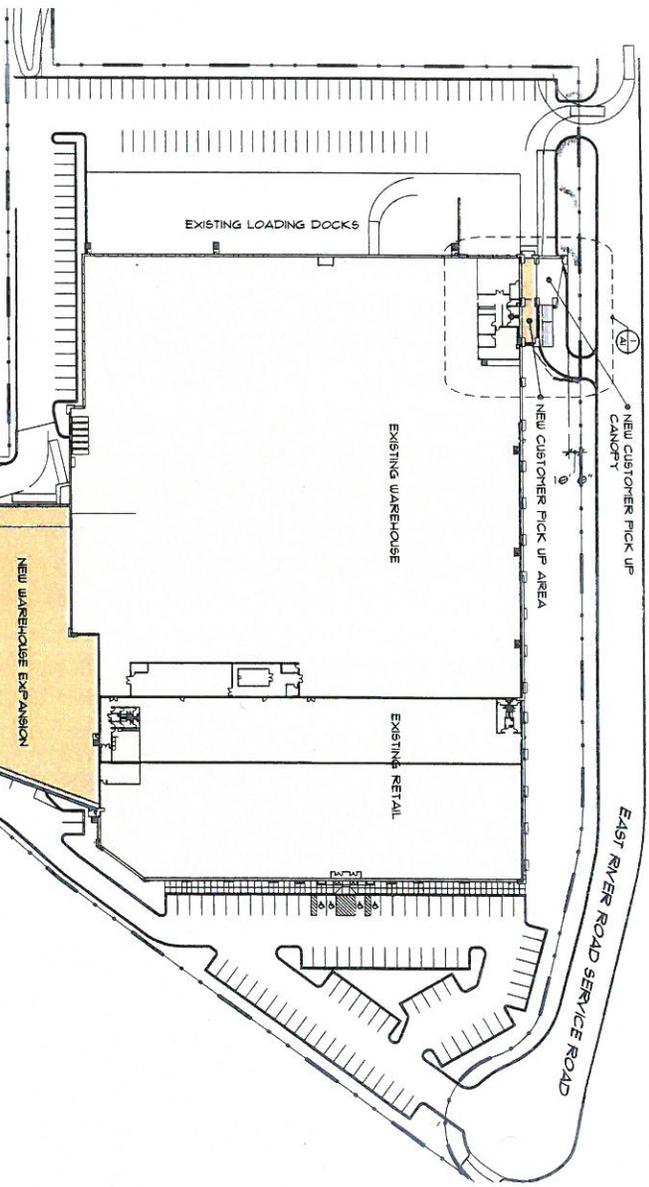
Please let me know if you have any questions, comments, or require additional clarifications. I have copied in both Roger Tomten (Lead Architect) and Deb Tischler (Warehouse Manager) to help clarify or correct anything I've included above.

Thanks for your time and attention in this review, and we look forward to gaining your support .

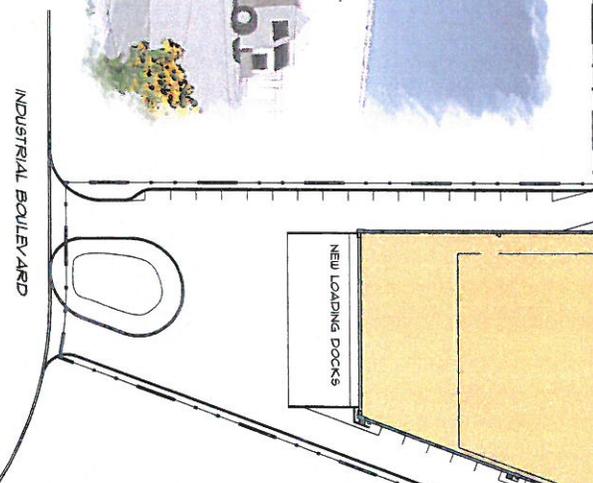
Troy



1 PARTIAL PLAN
A1 1/8" = 1'-0"



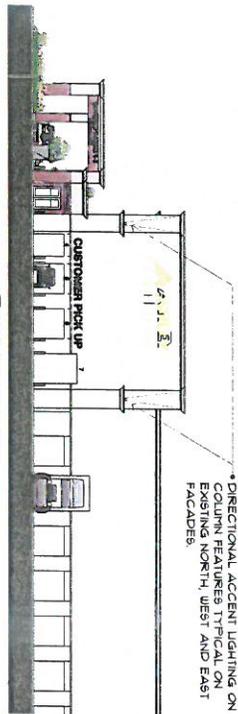
2 PERSPECTIVE
A1 NO SCALE



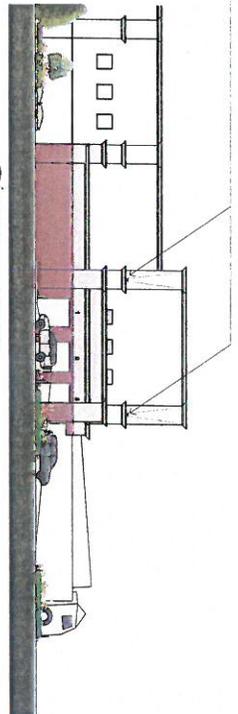
3 OVERALL SITE PLAN
A1 1" = 50'-0"



	DRAWING PHASE OWNER REVIEW AGENCY REVIEW BID DOCUMENT FOR CONSTRUCTION PERMIT DOCUMENTS	DATE: 04/13/2018	OWNER/DEVELOPER FURNITURE MART USA 140 EAST HINKS LANE SIOUX FALLS, SD 57104	PROJECT TITLE ASHLEY WAREHOUSE EXPANSION 5353 East River Road Fridley, Minnesota	NO. REVISIONS DESCRIPTION DATE
	SHEET NO. A1 SHEET OF	JOB NO. 18-107 SHEET TITLE PLAN	NORTH	NO. REVISIONS DESCRIPTION DATE	NO. REVISIONS DESCRIPTION DATE



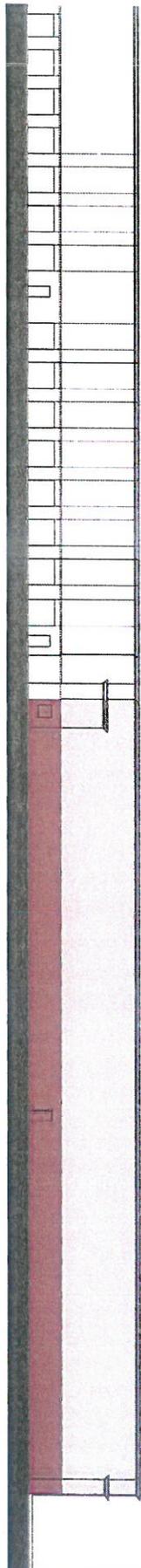
1 WEST ELEVATION
A2 1/8" = 1'-0"



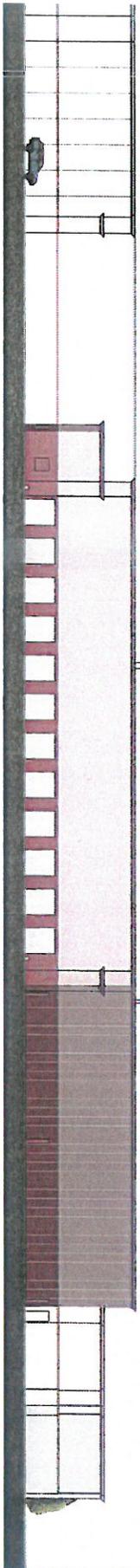
2 NORTH ELEVATION
A2 1/8" = 1'-0"

GENERAL NOTES:
 1. COLORED ELEVATIONS INDICATE AREAS OF NEW CONSTRUCTION
 2. NEW EXTERIOR MATERIALS AND COLOR SELECTIONS TO MATCH EXISTING MATERIALS AND COLOR SELECTIONS
 3. COLOR SCHEME FOR ENTIRE FACILITY MAY BE MODIFIED WITH THIS PROJECT.

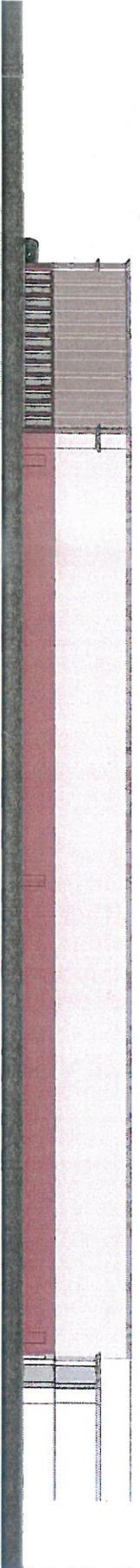
EXISTING CONSTRUCTION NEW CONSTRUCTION



3 WEST ELEVATION
A2 1/8" = 1'-0"



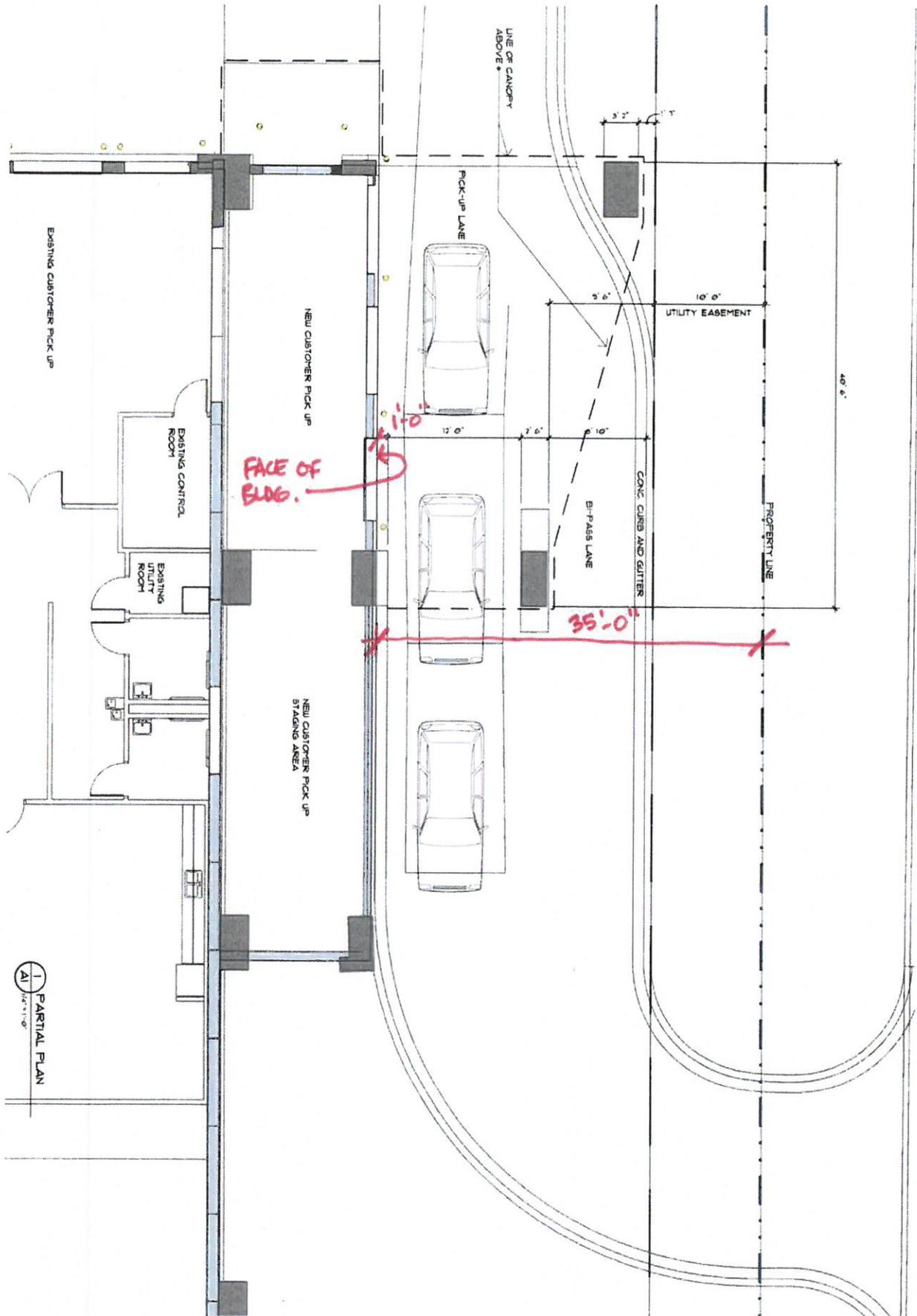
4 SOUTH ELEVATION
A2 1/8" = 1'-0"



5 EAST ELEVATION
A2 1/8" = 1'-0"

	1335 WEST 10TH AVE. SUITE 200 SIOUX FALLS, SD 57104-1000 PH: 605.336.8800 WWW.ARCHNET.COM	PROJECT TITLE ASHLEY WAREHOUSE EXPANSION 5353 East River Road Fridley, Minnesota	OWNER/DEVELOPER FURNITURE MART USA 140 EAST HINKS LANE SIOUX FALLS, SD 57104	DATE: 04.13.2018
	DYNAMIC PHASE: <input checked="" type="checkbox"/> OWNER REVIEW <input checked="" type="checkbox"/> AGENCY REVIEW <input type="checkbox"/> BID DOCUMENT <input type="checkbox"/> FOR CONSTRUCTION <input type="checkbox"/> AS-BUILT DOCUMENT	NO. REVISIONS DESCRIPTION DATE	JOHN L. 18.107	SHEET TITLE EXTERIOR ELEVATIONS

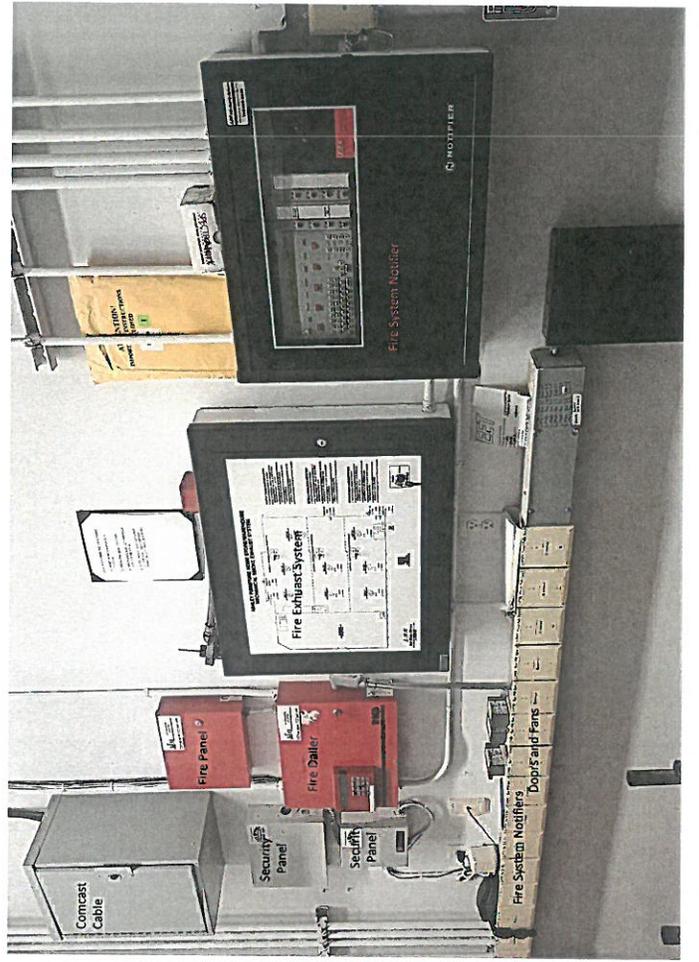


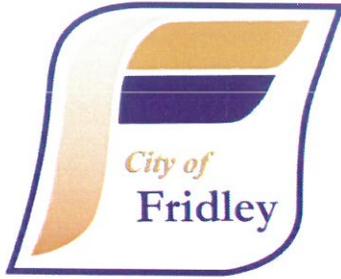


1 PARTIAL PLAN
A4

ARCHNET ARCHITECTS 140 EAST HINKS LANE SIOUX FALLS, SD 57104 (605) 709-1234 www.archnet.com	PROJECT NUMBER: 14-157 PROJECT NAME: ASHLEY WAREHOUSE EXPANSION DATE: 10/1/14	PROJECT TITLE: ASHLEY WAREHOUSE EXPANSION 5353 East River Road Fridley, Minnesota	OWNER: FURNITURE MART USA 140 EAST HINKS LANE SIOUX FALLS, SD 57104	DATE: 05-01-2013
	SHEET NO.: SHEET TOTAL:	DESIGNER: ARCHITECT: CHECKED BY: DATE:	PROJECT DEVELOPER: PROJECT MANAGER: ARCHITECT: CHECKED BY: DATE:	PERMITTED BY: AGENCY REVIEW: FOR CONTRIBUTION: AS BUILT DOCUMENT:

"Brains of the Building"





Community Development Department
 City of Fridley
 6431 University Avenue NE
 Fridley MN 55432
 763.572.3592
 Fax: 763.571.1287
www.fridleymn.gov

VARIANCE APPLICATION FOR:

Residential _____ Commercial/Industrial/Multi-Family X Signs _____

Property Information

Address: 5353 East River Road, Fridley
 Anoka County Property Identification Number (PIN #): 223024430029
 Legal Description: See attached submittal.
 Current Zoning: M-2, Heavy Indust. Square footage of Parcel: 491,543 sq. ft.

Reason for Variance (one sentence summary, please attached full description)

Site constraints/restrictions to provide covered customer pick-up.

Fee/Property Owner Information (as it appears on property title)

****Fee owner must sign this form prior to processing**

Name (please print): _____
 Mailing address: _____
 City: _____ State: _____ Zip code: _____
 Daytime Phone: _____ Fax Number: _____
 Cell Phone: _____ E-mail address: _____

Signature/Date: see attached

Petitioner Information

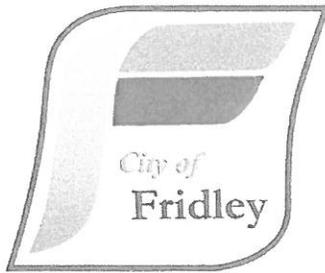
Company Name (please print): ARCHNET
 Contact Person's Name (please print): Roger Tomten
 Mailing address: 333 N. Main Street, Ste. 201
 City: Stillwater State: MN Zip code: 55082
 Daytime Phone: 651-430-0606 Fax Number: _____
 Cell Phone: 651-303-3275 E-mail address: roger@archnetusa.com

Signature/Date: Roger Tomten 04/13/2018

FOR OFFICE USE ONLY

Fees

\$500 – R-1, Single Family Residential _____
 \$1,400 – Commercial/Industrial/Multi-Family Residential/Signs X
 Application Number: VAR18-01 Receipt #: PD. 1400 Received By: _____
 Application Date: 5-4-18
 15 Day Application Complete Notification Date: 5-18-18
 Scheduled Appeals Commission Date: 6-6-18
 Scheduled City Council Date: 6-11-18
 60 Day Date: 7-2-18
 60 Day Extension Date: _____



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VARIANCE APPLICATION FOR:

Residential _____ Commercial/Industrial/Multi-Family x Signs _____

Property Information

Address: 5353 East River Road, Fridley
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Reason for Variance (one sentence summary, please attached full description)

Site constraints/restrictions to provide covered customer pick-up.

Fee/Property Owner Information (as it appears on property title)

****Fee owner must sign this form prior to processing**
 Name (please print): Tam: Wallenstein
 Mailing address: 140 E Hines Lane
 City: Southern Falls State: SD Zip code: 57104
 Daytime Phone: 605-977-7820 Fax Number: _____
 Cell Phone: _____ E-mail address: tee@fm-usa.com

Signature/Date: Tam Wallenstein

Petitioner Information

Company Name (please print): ARCHNET
 Contact Person's Name (please print): Roger Tomten
 Mailing address: 333 N. Main Street, Ste. 201
 City: Stillwater State: MN Zip code: 55082
 Daytime Phone: 651-430-0606 Fax Number: _____
 Cell Phone: 651-303-3275 E-mail address: roger@archnetusa.com

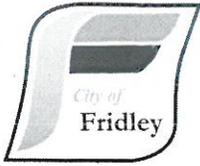
Signature/Date: Roger Tomten 04/13/2018

FOR OFFICE USE ONLY	
Fees	
\$500 – R-1, Single Family Residential _____	
\$1,400 – Commercial/Industrial/Multi-Family Residential/Signs _____	
Application Number: _____	Receipt #: _____ Received By: _____
Application Date: _____	
15 Day Application Complete Notification Date: _____	
Scheduled Appeals Commission Date: _____	
Scheduled City Council Date: _____	
60 Day Date: _____	
60 Day Extension Date: _____	

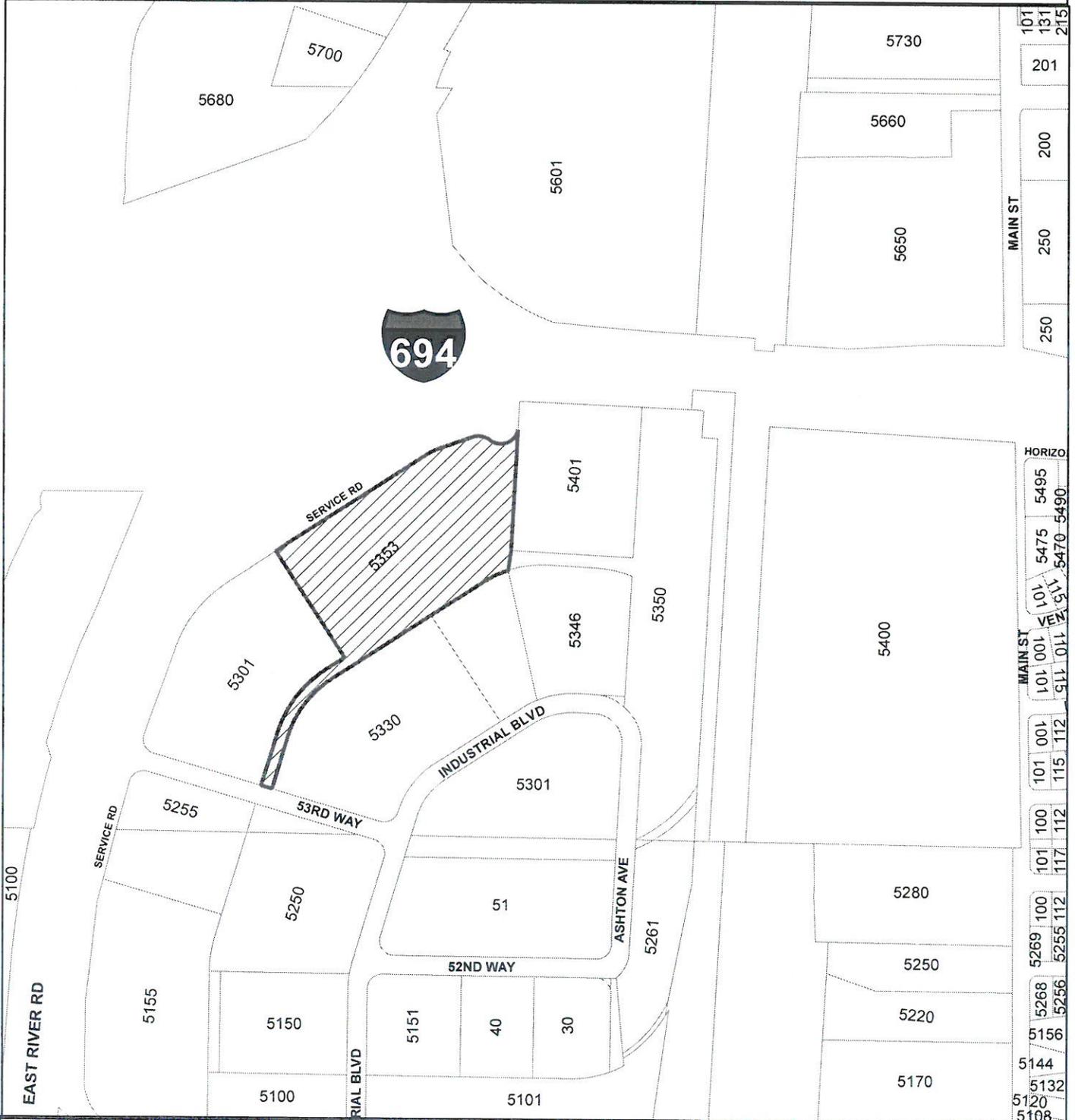
**CITY OF FRIDLEY
PUBLIC HEARING NOTICE
BEFORE THE APPEALS COMMISSION**

TO:	All property owners/residents within 350 feet of the property generally located at 5353 East River Road NE.
CASE NUMBER:	Variance, VAR 18-01
APPLICANT:	ARCHNET Petitioner or representative must attend the Appeals Commission meeting and if there is a City Council meeting.
PURPOSE:	To allow the construction of a canopy for a customer pick up area along the north side of the building, that will encroach into the front yard setback 11. ft. 7 in., instead of the code required 25 ft.
LOCATION OF PROPERTY AND LEGAL DESCRIPTION:	5353 East River Road NE. The Legal description is on file and available at the Fridley Municipal Center.
DATE AND TIME OF HEARING:	Appeals Commission Meeting: Wednesday, June 6, 2018, 7:00 p.m. The Appeals Commission Meetings are televised live the night of the meeting on Channel 17.
PLACE OF HEARING:	Fridley Municipal Center, City Council Chambers 6431 University Avenue N.E., Fridley, MN.
HOW TO PARTICIPATE:	1. You may attend hearings and testify. 2. You may send a letter before the hearing to Stacy Stromberg, Planner, at 6431 University Avenue N.E., Fridley, MN 55432 or FAX at 763-571-1287.
SPECIAL ACCOMODATIONS:	Hearing impaired persons planning to attend who need an Interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at 763-572-3500 no later than May 30, 2018. The TDD # is 763-572-3534.
CITY COUNCIL MEETING:	The City Council meeting for this item will be on June 11, 2018.
ANY QUESTIONS:	Contact Stacy Stromberg, Planner, at 763-572-3595.

Mailed: Friday, May 25, 2018



Community Development Department Public Hearing Notice



SOURCES
 Fridley Engineering
 Fridley GIS
 Anoka County GIS

Variance Request, VAR #18-01
Petitioner: Archnet for Ashley Furniture
Address: 5353 East River Road

Map Date: April 24, 2018



LABELS FOR
Parcel Owner

MID-WEST FRIDLEY INC PS
701 WESTERN AVE
GLENDALE CA 92101

ROAD PLAZA Q LLC RIVER
900 SECOND AVE S
MINNEAPOLIS MN 55402

MIDWEST INDUSTRIES INC UPPER
1520 S 5TH ST
HOPKINS MN 55343-0000

ROAD PLAZA Q LLC RIVER
900 SECOND AVE S
MINNEAPOLIS MN 55402

ROAD PLAZA Q LLC RIVER
900 SECOND AVE S
MINNEAPOLIS MN 55402

MITES III LLC MIGHTY
140 E HINKS LN
SIOUX FALLS SD 57104

LIMITED LIABILITY LIMITED PARTNERSHIP GD
2300 2ND ST N
MINNEAPOLIS MN 55411

PATRICIA PARASCHUK
5346 INDUSTRIAL BLVD NE
FRIDLEY MN 55421-0000

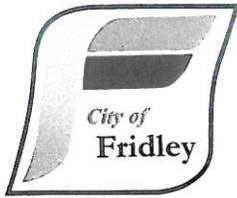
PATRICIA PARASCHUK
5346 INDUSTRIAL BLVD NE
FRIDLEY MN 55421-0000

PATRICIA PARASCHUK
5346 INDUSTRIAL BLVD NE
FRIDLEY MN 55421-0000

MIDWEST INDUSTRIES INC UPPER
1520 S 5TH ST
HOPKINS MN 55343-0000

LLC GMROI
140 E HINKS LN
SIOUX FALLS SD 57104-0000

UNIFORM SERVICES INC ARAMARK
115 N FIRST ST
BURBANK CA 91502-0000



Fridley City Hall

6431 University Ave N.E. Fridley, MN 55432-4303
(763) 571-3450 • FAX (763) 571-1287 • FridleyMN.gov

May 16, 2018

Archnet
Attn: Roger Tomten
333 North Main Street, Ste. 201
Stillwater MN 55082

Dear Mr. Tomten:

Per Minnesota Statute 15.99, local government units are required to notify land use applicants within 15 working days if their land use applications are complete. We officially received your application for a Variance for the property located at 5353 East River Road on May 4, 2018. This letter serves to inform you that your application is complete.

Your Variance application hearing and discussion will take place at the City of Fridley Appeals Commission Meeting on June 6, 2018 at 7:00 P.M. in the City Council Chambers at 6431 University Avenue. The City of Fridley City Council is scheduled to take final action on your Variance on June 11, 2018 at 7:00 P.M. Please plan to be in attendance at both of the above referenced meetings.

If you have any questions regarding this letter or the process, please feel free to contact me at 763-572-3595.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stacy Stromberg', written over the typed name.

Stacy Stromberg
Planner

c: Tami Wallenstein
140 E Hinks Lane
Sioux Falls SD 57104