MEETING DATE: July 8, 2013
AGENDA NUMBER: 11
FILE NUMBER: 13 - 065
ITEM: Pizza Ranch Restaurant

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Pizza Ranch Restaurant
PURPOSE: Restaurant Development
LOCATION: Lot 4, Block 3, Andover Station North, Andover
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High infiltration soils.
3. Highly erodible soils.

EXHIBITS:
2. Subsurface Exploration and Geotechnical Engineering Evaluation, Dated 4/30/2008, Received 6/24/2013
3. Construction Plans – Sheets C1.11, 1, C1.12, C2.11, C3.11, C3.12, C4.11 and C5.11, Dated 6/21/2013, Received 6/24/2013

HISTORY & CONSIDERATIONS: The proposed Pizza Ranch is located in Andover Station North. This project is located in Andover Station North.

Considerations: At their meeting on July 09, 2012 the Board of Managers of the Coon Creek Watershed District approved the following request for the Andover Station North project;

Direct Staff to work with potential future projects within the same catchment area and sub-watershed as the Andover Station North Mitigation wetlands to identify feasible sites from which additional volume can be routed to the Andover Station North Wetland Mitigation Areas so long as;
1. Those projects maintain the Purpose and Intent of the CCWD Rules.
2. Those sites are developed and maintain compliance with the District’s rules, regulations, and policies.
3. There is not an adverse effect to public or private infrastructure.
4. There is not an adverse effect to public or private property.
5. There is not an adverse effect to the originally designed Wetland Mitigation and Stormwater features of Andover Station North.
6. There is not an adverse effect to existing water resources in the District.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 57. The trend in land use for this drainage area is toward commercial and industrial. There are flooding concerns downstream and the regional pond rate control addresses that issue.

Floodplain: There is no floodplain on the property according to FEMA. The District XP-SWMM TP-40 model predicts the 100-year elevation for the subwatershed at 872.0 feet. The District XP-SWMM Atlas 14 model predicts the 100-year elevation for the subwatershed at 872.7 feet. These elevations are from the ponds modeled near the intersection of Andover Boulevard Northwest and Crosstown Boulevard Northwest. The
total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

**Groundwater:** Surficial ground water is present at below 879.6 feet. Information has been provided to substantiate low floor elevations. Low floor elevations meet the criteria for the City of Andover (3 ft above mottled soil elevation, 2 ft above 100-year).

**Historic Sites:** The proposed project does not include sites of historic or archeological significance.

**Local Planning & Zoning:** The proposed project is consistent with local planning and zoning. There is an approved local water plan.

**Maintenance:** The proposed project does include drainage and utility easements. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.

**Soils & Erosion Control:** Soils affected by the proposal are Sartell. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are not protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.

**Stormwater & Hydraulics:** The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. The stormwater management is consistent with the Andover Station North design with a regional pond and the District Board has approved a waiver of the volume management requirement for development in Andover Station North. Stormwater leaving the site is discharged into a well defined receiving channel or pipe and routed to a public drainage system. Drainage sensitive uses exist down stream from the proposed site. The rate control requirement is met at the regional pond which receives the runoff from the site.

**Water Quality:** Project does include new impervious drainage areas greater than 1 acre. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are designed correctly. The proposal will not detrimentally affect the existing water quality of the receiving water. The proposal will not cause extreme fluctuations of water levels or temperature changes.

**Wildlife:** The proposed project does not include endangered & threatened species, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. The site does not include rare natural communities No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.
Wetlands: Wetlands do not exist on-site according to the NWI, Soil Survey. The site was mass graded as a part of the previously approved and permitted Andover Station North. There are not jurisdictional wetlands on the site.

There are no proposed wetland impacts.

Escrows: Escrows have not been paid.

Performance Escrow: $1500 + ($200 per acre * 2 acres) = $1,900.00

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<th>ISSUES/CONCERNS</th>
<th>Needs</th>
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<tr>
<td>Escrows: Escrows have not been paid.</td>
<td>Performance Escrow: $1500 + ($200 per acre * 2 acres) = $1,900.00</td>
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<td>Soils &amp; Erosion Control: Not all catch basins are protected with inlet protection within the vicinity of the proposed project site. Inlet protection should be provided at both catch basins located on 138th Avenue Northwest, east of the driveway entrance.</td>
<td>Add inlet protection to the catch basins detailed above in the Grading and Stormwater Pollution Prevention Plan.</td>
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CONCLUSIONS: This project does meet District standards. Performance Escrows and Soils & Erosion Control items must be submitted prior to issuance of a permit.

RECOMMENDATION: Approve with 2 Stipulations

Stipulations:
1. Receipt of escrows.
2. Add inlet protection to the catch basins detailed above in the Grading and Stormwater Pollution Prevention Plan.