

Site Plan Review FCC Environmental Services 560 Randolph Ave

**Zoning Committee Public Hearing – April 24, 2025
File #25-015-397**



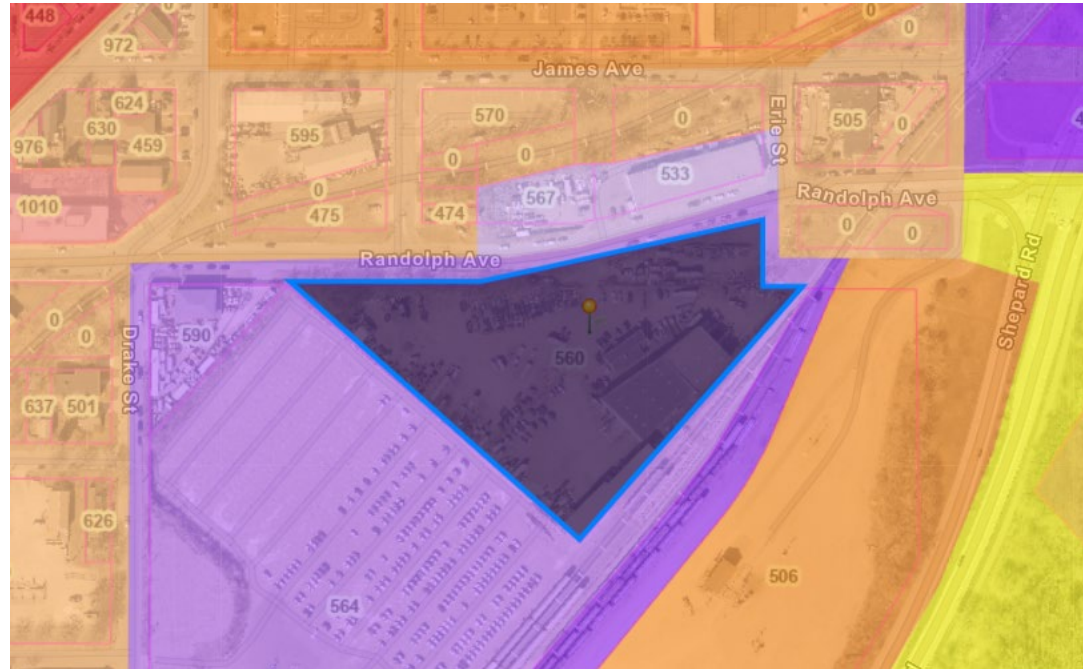
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FCC Environmental Services – 560 Randolph Ave

- 4.27-acre parcel
- I1 – Light Industrial Zoning District
- RC4 – River Corridor Urban Diversified Overlay District
- Zoning Land Use is *Public Works Yard or Maintenance Facility*
- A separate Statement of Clarification application was denied on appeal to City Council, and subsequently vetoed by the Mayor on Apr 14, 2025





Site Plan Scope and Staff Review

- Site plan review application received for **site improvements** for a public works yard or maintenance facility including development of:
 - Compressed natural gas (CNG) truck filling facility
 - Truck fleet storage, dispatch and maintenance
 - Off-street parking for employees and visitors
- Cross-department Site Plan Review **staff thoroughly evaluated** the submitted site plan for **technical compliance** with codes and policies
- Proposed site plan meets the necessary **criteria for Approval**, as it is **consistent** with Zoning Code's listed findings for Site Plan Review



Existing Conditions



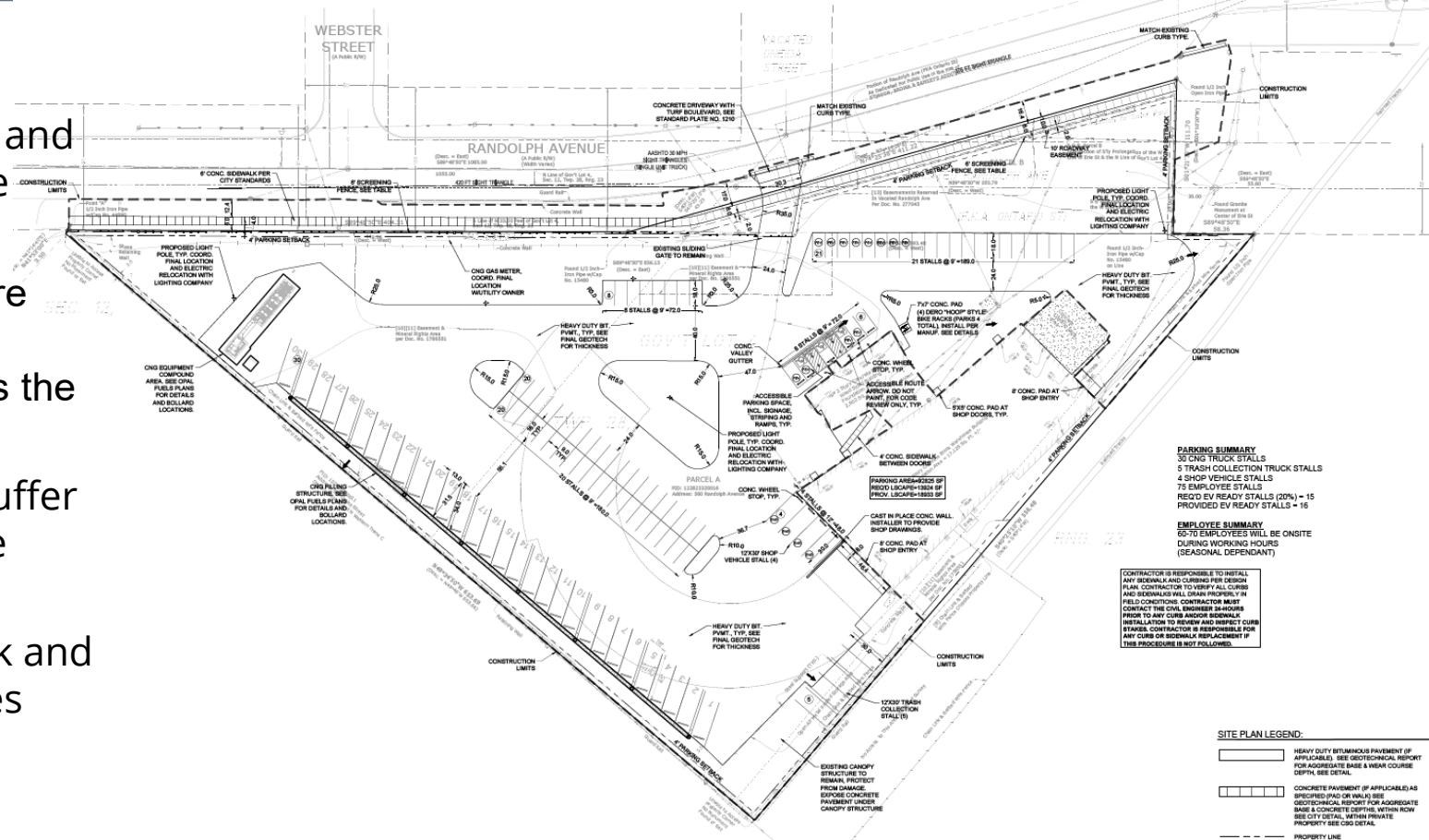
- Admin/office buildings
- Most recent use was a tow truck operator
- Unpaved, gravel lot
- Perimeter chain link and barbed wire fence
- No adjoining public sidewalk or trees





FCC's Proposed Site Layout

- Paved parking and vehicle storage area
- Fueling structure and equipment located towards the rear lot line
- Landscaped buffer and decorative screening
- Public sidewalk and boulevard trees





City's adopted comprehensive plan and development or project plans for sub-areas of the City

- The 2040 Saint Paul Comprehensive Plan designates the site's **future land use as Industrial**
 - 560 Randolph Avenue is **zoned I1 Light Industrial** which allows a wide variety of permitted uses
 - Multiple Comp Plan Policies promote mixed-use and industrial zoning
- Four Comprehensive Plan addenda foresee the site as **possible residential land use in long-term**
 - **No rezoning** or other amendments were initiated based on area plans to alter the site's industrial zoning designation
- The **2040 Comp Plan governs if there are conflicts** with small area plans



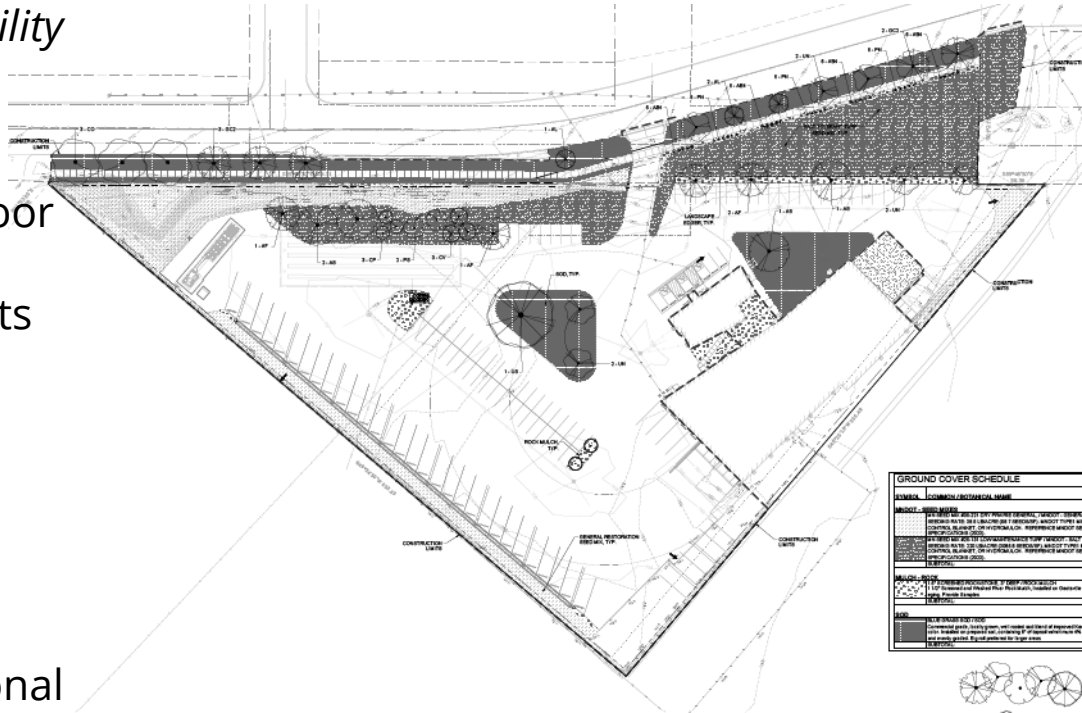


Applicable ordinances of the City of Saint Paul

A Public Works Yard or Maintenance Facility is an **allowed land use** in an I1 zoning district

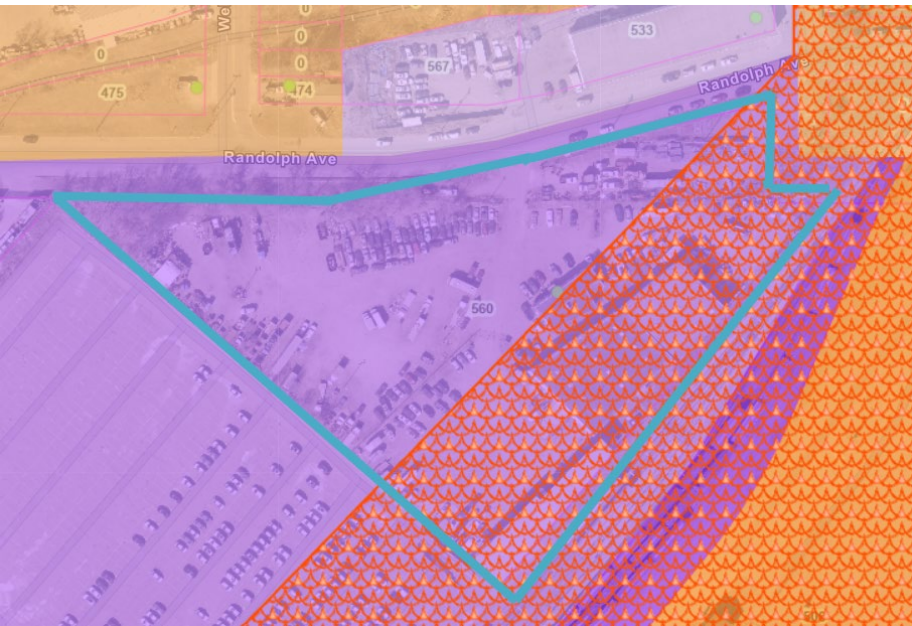
Site improvements for parking, outdoor fleet vehicle storage, and fueling area, **comply** with Zoning Code requirements including:

- New in-fill public sidewalk and boulevard trees
- Outdoor storage screening
- Consolidated driveway access
- Off-street parking design, dimensional and landscaping standards





Preservation of unique geologic, geographic or historically significant characteristics of the city and environmentally sensitive areas

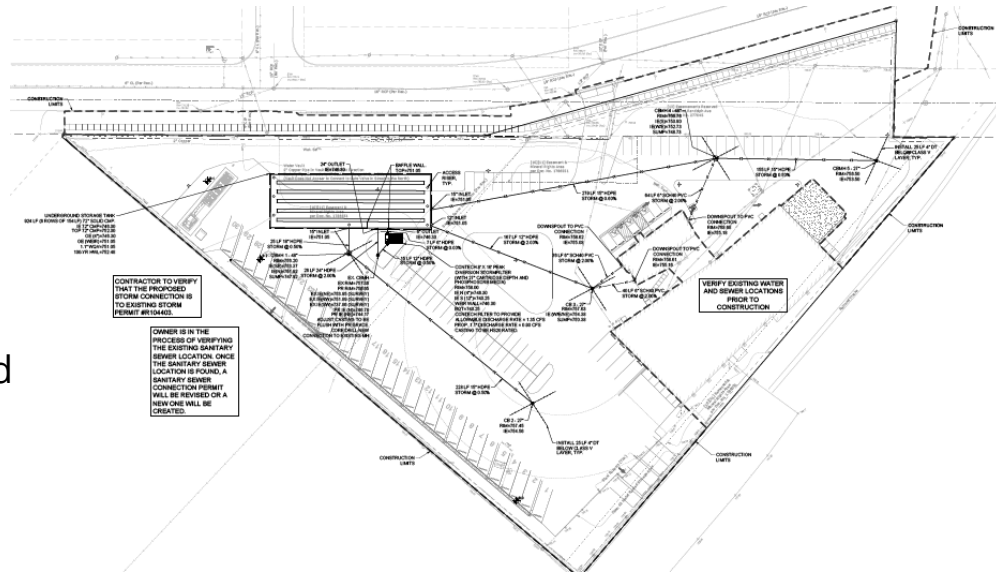


- Parcel is not in a heritage preservation district nor designated as having geologic or historical significance
- Portion of the parcel is in the RC4 Overlay District. RC4 requires conformity to specified uses and standards of the underlying zoning district
- This site plan does not require an Environmental Assessment Worksheet (EAW)



Protection of adjacent and neighboring properties through reasonable provision for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design which may have substantial effects on neighboring land uses

- Stormwater runoff will be improved by best management practices (BMPs)
 - City's stormwater run-off rate control and Watershed stormwater quality requirements
- The CNG station will not store or produce materials or waste that will contaminate surface or ground water
- CNG operations shall be conducted, operated and maintained in accordance with any necessary permits of the state pollution control agency, the county and the city



[illegible]

- Parking setback significantly exceeds the min 4-foot setback requirement, buffering abutting properties from the facility
- Parking and outdoor storage design standards for landscaping, tree planting, screening, and lighting are met

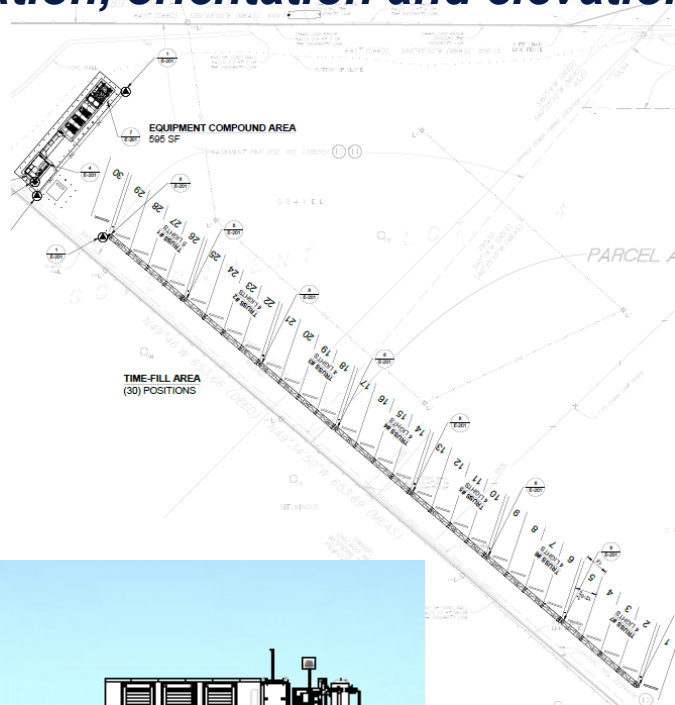


The arrangement of buildings, uses and facilities of the proposed development in order to assure abutting property and/or its occupants will not be unreasonably affected

- Minimum setbacks for parking and outdoor storage are exceeded
- Extensive visual buffer along the Randolph Ave property line with boulevard trees and six-foot tall obscuring fence, and landscaping
- Parking and storage areas will be paved, creating a durable dustless surface for vehicles
- Outdoor lighting must be shielded to reduce glare and arranged to reflect lights away from residential property
- An underground stormwater detention system will manage run-off rate control and improve the quality of stormwater run-off from the site



Creation of energy-conserving design through landscaping and location, orientation and elevation of structures



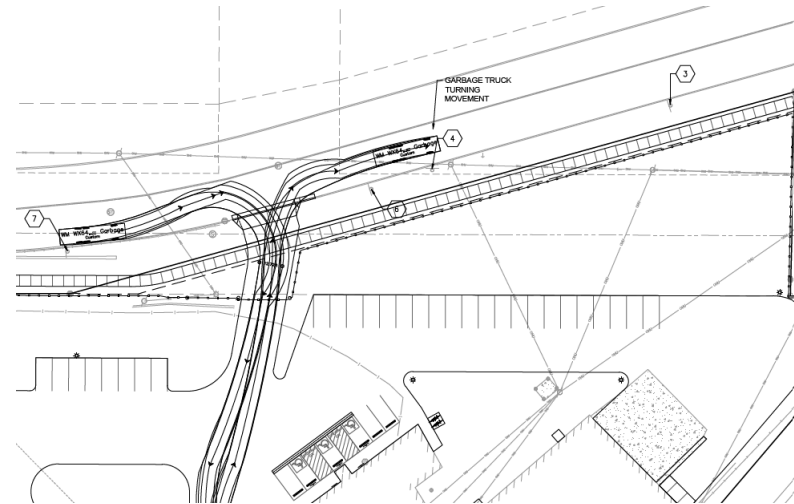
- Parking and fleet storage areas comply with Zoning Code requirements for screening, setbacks, landscaping, and stormwater management
- Landscape Plan includes over 1.5 acres planted with seed mixes, trees, shrubs and grasses adjoining the surface parking lot
- CNG fueling structure and equipment area located towards the rear lot line, adjoining current railroad property
- The existing buildings will remain





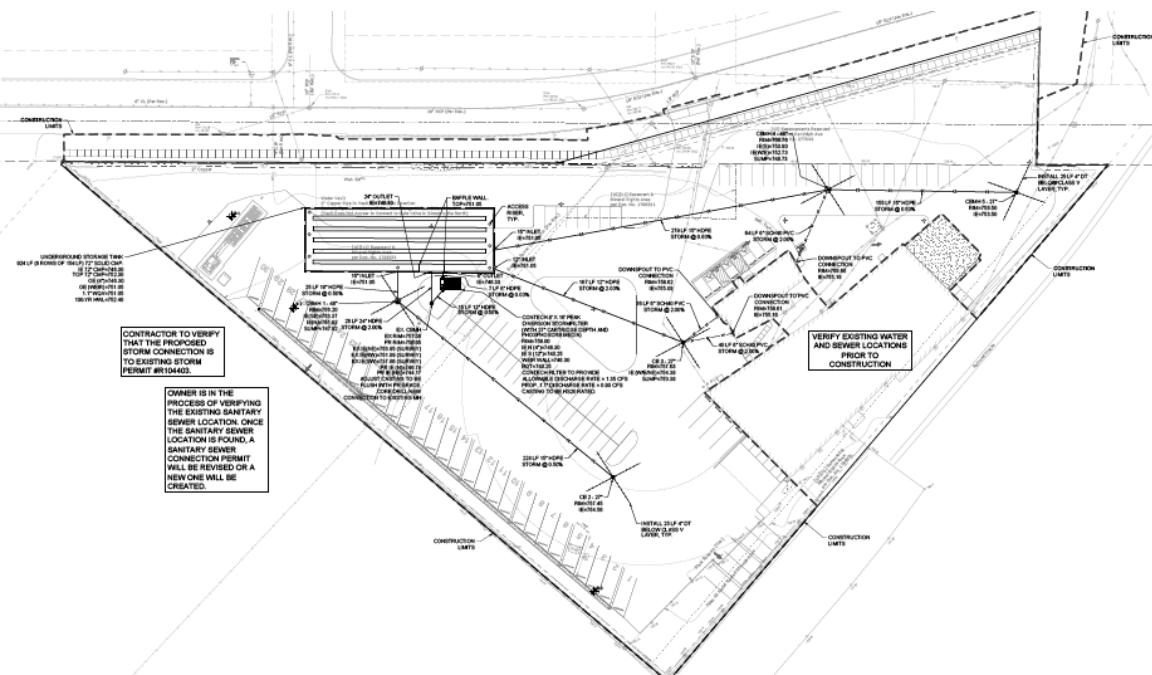
Safety and convenience of vehicular and pedestrian traffic both within the site and in relation to access streets, including traffic circulation features, the locations and design of entrances and exits and parking areas within the site

- Transportation Study assessed vehicle trip generation and traffic impact of FCC's operations
- Parking and vehicle storage are located interior to 4-acre property
- Accessed off Randolph Ave, a collector street and Ramsey Co right-of-way
- Existing driveways to be consolidated and right-sized for the fleet vehicles
- Public Works and Ramsey County refined site improvements to enhance pedestrian safety including boulevard expansion and location of new public sidewalk





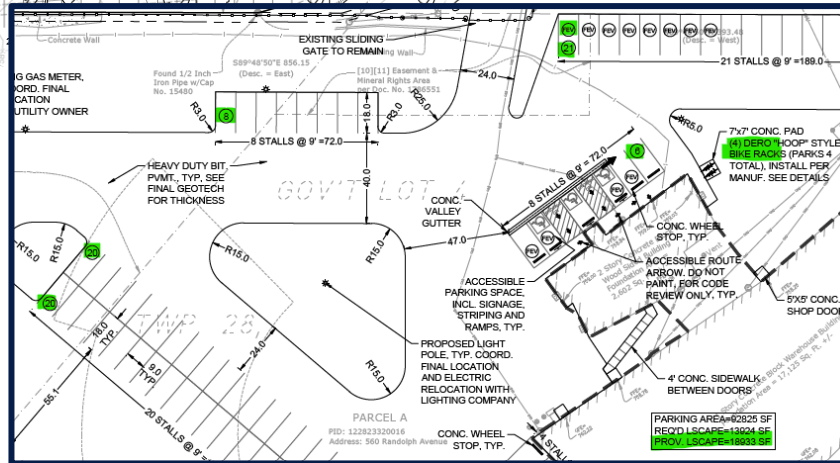
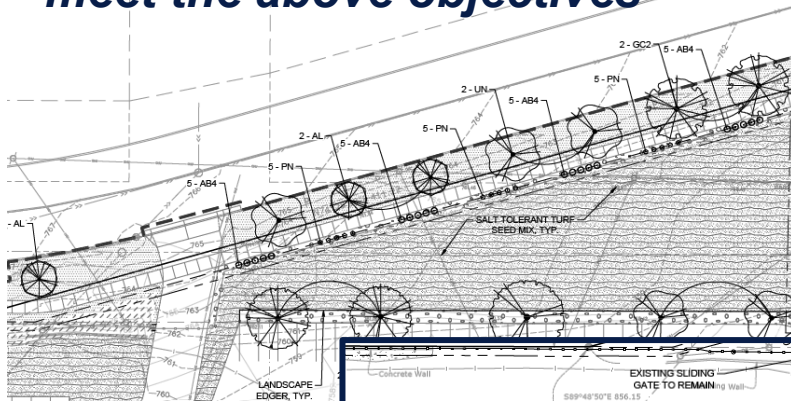
The satisfactory availability and capacity of storm and sanitary sewers, including solutions to any drainage problems in the area of the development



- Availability and capacity of public storm and sanitary sewers are deemed satisfactory
- Stormwater runoff will be improved by best management practices (BMPs) to meet City and Watershed District treatment requirements
- Utility services will be connected to existing public infrastructure under PW Sewers Permits
- Existing septic system to be removed and connection made to public sanitary utility



Sufficient landscaping, fences, walls and parking necessary to meet the above objectives



- New boulevard trees will be planted along Randolph Ave
- Decorative, six-foot tall, obscuring fence and landscaping along Randolph Ave property line serves to screen the outdoor storage
- 75 surface off-street parking spaces, includes:
 - 16 electric-vehicle ready spaces
 - 3 ADA spaces

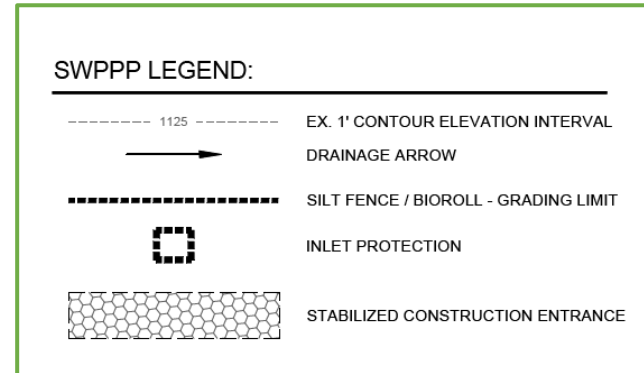


Site accessibility in accordance with the provisions of the Americans with Disabilities Act, including parking spaces, passenger loading zones and accessible routes

- Accessible parking will be provided to meet ADA standards. Accessible entrances and routes shall be provided per accessibility code

Provision for erosion and sediment control as specified in the Minnesota Pollution Control Agency's "Manual for Protecting Water Quality in Urban Areas."

- Stormwater Pollution Prevention Plan (SWPPP) meets erosion and sediment control standards
- City stormwater run-off rate control requirements are met
- Capitol Region Watershed District's water quality standards shall be met
- National Pollutant Discharge Elimination System (NPDES) permit to be obtained from Minnesota Pollution Control Agency (MPCA)





Staff Recommendation

- The site plan for a compressed natural gas garbage truck filling facility, truck fleet storage, and off-street parking complies with zoning code standards and conditions
- Recommend Approval of the site plan with conditions:
 1. Sign-off by Site Plan Review staff for technical compliance of the Site Plan final construction set and supporting documentation
 2. A permit from Capitol Region Watershed District (CRWD) shall be obtained prior to building permit issuance

Questions?



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