

819 Cambridge Street Project Information

1. Specify the section of the ordinance which applied to this project.

Section 102-214/216 Service Station Business Districts and Conditional Use Requirements

Through conversations with city staff and review of the city code definitions, we found the most applicable business use to be that of a Service Station:

Any premises where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tune-ups, lubrication, minor repairs, and carburetor cleaning are conducted. Service Stations shall not include premises where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body fender repair are conducted.

Take 5 is a quick lube oil change service, where petroleum products are sold, and motor lubrication maintenance service is performed. Take 5 only performs maintenance and does not do any light or heavy auto repairs.

2. Project narrative.

The existing project site is a vacant lot of a unique shape, making an operable site plan challenging. The lot is also owned by the neighboring business, Taco Bell, which limits the types of businesses that are allowable to non-food operators. We have approached our site plan and building design with these key factors in mind:

Safety: Based on the required time to perform an oil change, the site plan provides for adequate queueing of up to (2) vehicles at each service bay, while still allowing for internal circulation around the site without interfering with the parking, set back, or right of way.

Environment: Most importantly, Take 5 is a more sustainable oil change facility than other similar businesses. Unlike most gas and oil service stations, Take 5 does not make use of pressurized systems, basements, or underground oil storage tanks, thereby eliminating the risk of major spills and impacts to the surrounding. 100% of Take 5's used oil and filters are reclaimed and recycled by OSHA certified used oil recycling companies.

Natural Resource Protection: The landscape design has incorporated overstory trees, coniferous trees, and ornamental trees along with native plantings and grasses to create a cohesive feel to the new site. The integration of a native vegetation restoration area near the Minnehaha Creek site will improve the scrub-brush and volunteer trees that have grown in this area and will provide an enhanced native setting along the creek. The addition of a large raingarden between the site parking and Highway 7 helps to create both a transition from the project to the highway traffic while also providing a designated area for the handling of onsite stormwater. The new building will have foundation plantings

to soften the façade and a nice front yard appeal to residents driving past. The project will provide additional trees and understory shrub and grass planting above city code requirements to help improve the site and blend with the natural surroundings.

Attractive building materials: Take 5 prides itself on providing an attractive and clean building that is inviting for anyone. We are also taking steps to further increase the attractiveness of the Take 5 prototype building by increasing the use of brick and alternating materials and colors to provide an enhanced façade. The tower element provides further roofline articulation and building identity.

Operations: This Take 5 business will create as many as (10-15) new full-time jobs in the city of Hopkins. Though difficult to fit on site, we have provided (11) total parking stalls. With employees coming and going for daily shifts, these stalls allow adequate employee parking without creating excess impervious surfaces. Additionally, Take 5 is a stay-in-you-car service, so there is no need for customer parking. Take 5 is a friendly, fast, and simple service model.

3. Justification for request, including how any potential conflicts with nearby land uses will be minimized.

819 Cambridge Street is a B-3 district. It abuts R-1-C Single Family Medium Density to the Southwest, Highway 7 to the North, and Taco Bell directly to the East. Despite abutting a residential lot, the lots are separated by Cambridge Street, Minnehaha Creek, and significant natural tree screening. Automobiles will queue facing east, away from residential homes, and will not create light pollution or headlight glare for residents. As a relatively quiet service, these oil changes will also take place inside the building. We do not anticipate adding any noticeable noise to nearby residents.

Taco Bell to the East, as landlord to the Take 5 site, has reviewed the site plan and is supportive of the business.

Having visibility from Highway 7 also creates another destination for local residents and other metro passerby's to pull off the highway and support the businesses in Hopkins. Take 5 is a complementary business to the surrounding food and retail businesses and will help to drive commerce in this business district.