



February 8, 2019

## 920 Hamel Rd Variance Narrative

Maxtech, located at 920 Hamel Rd in Hamel, Minnesota, is seeking a variance to allow the construction of an infill that will connect their two existing buildings. The additional hardscape will exceed the allowable impervious amount as outlined in the Medina city ordinances. Currently the existing buildings are connected by a 2<sup>nd</sup> floor skywalk that has fallen in disrepair. The site is adjacent to and currently drains directly towards a creek. The infill project also includes replacing the existing parking lot and warehouse drive, and a permeable patio.

The project provides an opportunity for the lot to rework its drainage and supply a connection to the city storm sewer that will soon be built. Because of the improvement of the stormwater management and treatment, the project is in harmony with the City ordinance's intent.

The business use of the building will remain the same, the exterior will be fully updated, and the stormwater efforts are all consistent with the comprehensive plan. The expansion and update of the existing building will allow the company to utilize the current lot (the most resource and environmentally friendly option) as opposed to moving or building new. The stormwater connections will help to preserve the environment and utilizing permeable options for the patio will create a gathering space that is environmentally friendly. The new exterior cladding will help to achieve the attractive business space goal while preserving the rural character of Medina.

The variance request for the additional allowable hardscape is the minimum variance to keep the business operating at its same level with its projected growth. Today's variance request reduces the amount of hardscape previously proposed in the December Conditional Use Permit by 1.5% by eliminating the new loading dock. The separate buildings were originally constructed on separate parcels and then connected via bridge and served by a shared parking lot. Due to the initial separateness, the property requires additional hardscape to achieve functions that may have been achieved with less if constructed as one from the start. The owner has combined the lots and seeks to unite the building to accommodate the current and potential future uses for many years down the road. The additional hardscape would not provide any special privileges to the owner and will not alter the character of the area. The variance will allow the owner to focus on stormwater treatment and work with the City to help benefit the area.