



TO: Planning Commission

FROM: Scott Harlicker,
Planner

DATE: November 17, 2011

SUBJECT: **Planning Case 11-31**
Zone Change from Office to
Community Commercial
Steve Culley and City of Coon
Rapids
295, 311 and 325 Northdale
Boulevard

INTRODUCTION

The applicants are requesting approval of a zone change from Office to Community Commercial.

ACTIONS

Conduct a public hearing
Recommendation by Planning Commission
Introduction of ordinance by City Council on
December 6, 2011

ATTACHMENTS

Air photo of area
Zoning Map
Narrative
List of permitted and conditional uses

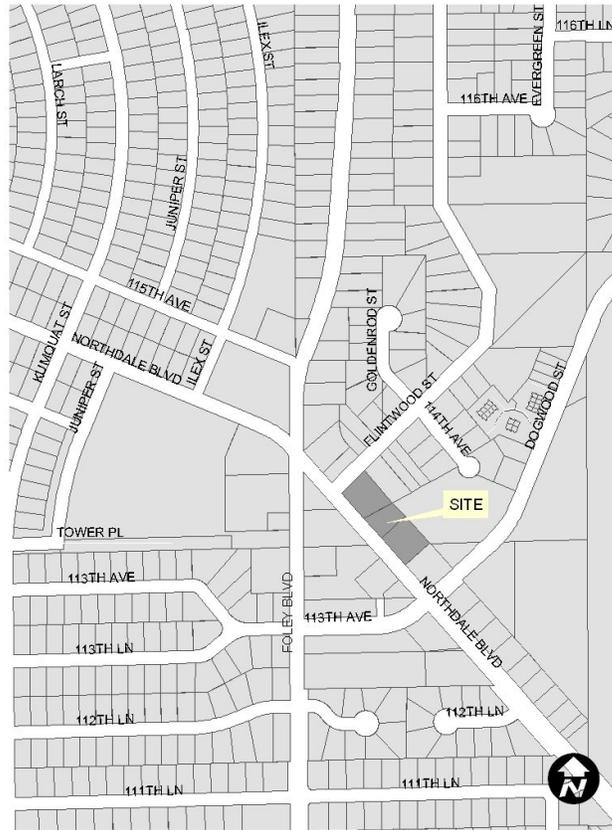
60 DAY RULE

The applicant submitted this application on October 28, 2011. To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by December 27, 2011

LOCATION

The subject properties are located on the north side of Northdale Boulevard, between Flintwood and Dogwood Streets.





SURROUNDING AREA

	Existing Use	Comprehensive Plan	Zoning
Subject Properties	Beauty salon, vacant house, vacant retail building	Office	Office
North	Water treatment plant and day care	Institutional and Office	Low Density Residential2 and Office
South	Northdale Boulevard, gas station, fast food restaurant and office building	Community Commercial	Community Commercial
East	Office building	Office	Office/PUD
West	Flintwood St. and an auto repair business	Community Commercial	Community Commercial

BACKGROUND

The proposed action is a change to the land use designation from *Office* to *Community Commercial*. The area consists of three lots and total 1.52 acres.

Address	Lot Size	Building size	Use
325 Northdale	26,299 sf.	4,797 sf.	Beauty salon
311 Northdale	15,271 sf.	608 sf.	Vacant house
295 Northdale	24,817 sf.	6,450 sf	Vacant building

The subject properties are adjacent to the Community Commercial zoned properties that make up the Foley Boulevard/ Northdale Boulevard commercial area. The abutting properties to the north are a day care center and a municipal water treatment facility. These uses serve as a buffer between the businesses along Northdale Boulevard and the single family neighborhood to the north. The property to the east is a medical office and is zoned Office/PUD. This parcel and Dogwood Street would serve as a buffer to the residences and the school on the east side of Dogwood Street.

ANALYSIS

When considering a request to rezone property, the Commission should evaluate if there was some mistake in the original zoning, or if the character of the neighborhood has changed so that a reasonable use of the property cannot be made under the current zoning classification.

Rezoning the subject parcels to *Community Commercial* would be the logical extension of the existing commercial zoning at the intersection Northdale and Foley Boulevards. It is consistent with the *Community Commercial* zoning on the south side of Northdale Boulevard. It would allow the redevelopment or revitalization of the subject parcels in a manner that is compatible and consistent with the other parcels in the commercial node.

The Planning Commission should also give consideration to the evaluation criteria found in Section 11- 307 when making their recommendation on rezoning requests.

Section 11-307 Criteria	Comments
Effect of public health, safety, order, convenience, and general welfare in the area.	OK - The proposed zoning will not adversely impact area. The property is adjacent to community commercial, office and utility land uses.
Effect on present and potential surrounding land uses.	OK – The proposed zoning will not adversely impact the surrounding residential land uses.

Conformance with the Comprehensive Land Use Plan.	OK – Assuming the proposed land use amendment is approved, the proposed zone change will be consistent with the City’s Comprehensive Land Use Plan. The proposed land use designation is Community Commercial.
Conformance with any applicable development district.	N/A – There are is no applicable district plan in this area.

RECOMMENDATION

In Planning Case 11-31, recommend approval of the proposed zone change based on the following findings:

1. The proposed rezoning is compatible with the surrounding zoning and land uses.
2. The proposed rezoning would not have an adverse impact on the area.
3. Redeveloping these is parcels as *Community Commercial* would be a logical extension of the existing *Community Commercial* zoning to the south and west.
4. The proposed rezoning is consistent with the proposed land use designation of *Community Commercial*.