



Planning Commission Regular

Meeting Date: 07/19/2012

Subject: PC 12-13 Mercy Hospital Site Plan Office Building

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting site plan approval for a 123,000 square foot office building. The property is located at the northwest corner of Blackfoot Street and Coon Rapids Boulevard.

ACTIONS

Conduct of public hearing
 Recommendation by Planning Commission
 Decision City Council on: August 8, 2012

60 DAY RULE

The applicant submitted this application on: June 11, 2012

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: August 10, 2012

LOCATION

The property is located at the northwest corner of Blackfoot Street and Coon Rapids Boulevard. The site is also bounded by 111th Avenue on the north.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	vacant and a single family house	Commercial Mixed Use	PORT
North	111th Avenue, single family and twin homes	Low Density Residential	Low Density Residential 2
South	Coon Rapids Boulevard and Mercy Hospital	Commercial Mixed Use	PORT
East	Blackfoot Street, townhomes, vacant and single family home	Residential Mixed Use and Commercial Mixed Use	Moderate Density Residential and PORT
West	Newspaper Publishing	Commercial Mixed Use	PORT

DISCUSSION

Project Description

The applicant is proposing to construct an office building on three lots with a combined area of 11.17 acres; two of the lots are vacant and one contains a single family house. The project includes a 123,000 square foot, four story office building with 552 parking spaces.

Dimensional Requirements	Proposed
PORT Wellness	
Site Area – N/A	11.17 acres
Lot Coverage - 80% Impervious surface maximum	Impervious surface coverage is 46%
Floor to Area Ratio – .6	.25
Parking – 571 spaces required, 1 space/215 square feet (4.65 spaces per 1,000sf)	552 total spaces, 1 space/222 square feet (4.5 spaces per 1,000sf)
Setbacks	
Required	
Bldg from Coon Rapids Boulevard	50' max
Bldg from Blackfoot Street	50' max
Bldg from west property line	10' min
Parking from Blackfoot Avenue	20' min
Parking from Coon Rapids Blvd.	20' min
Parking from property lines	5' min
	50 feet
	325 feet
	59 feet
	23 feet
	50 feet
	15 feet

The site is located along Coon Rapids Boulevard and is within the River Rapids Overlay District (RRO). The RRO includes development guidelines that govern development within the District. This proposal will be compared for consistency with those design guidelines, as well as site plan criteria found in Section 11-325.

Site Plan Criteria

Required Finding - Chapter 11-325 - General Requirements for All Site Plans	Staff Analysis and Comments
(1) Be compatible with surrounding land uses	OK - The proposed site plan is compatible with the adjacent land uses.
(2) Preserve existing natural features whenever possible	OK - There is an existing stand of oaks that will be preserved.
(3) Achieve a safe and efficient circulation system	OK – The drive aisles are of sufficient width to allow for safe and efficient traffic circulation.
(4) Not place excessive traffic loads on local streets	OK – Traffic generated by the project will access on to Blackfoot Street and on to Coon Rapids Boulevard at a signalized intersection.
(5) Conform to the City’s plans for parks, streets, service drives, and walkways	OK – The applicant will be required to install a sidewalk along Coon Rapids Boulevard and Blackfoot Street.
(6) Conform to the City’s Goals and Policies	OK – The proposal is consistent with the Master Plan for Port Wellness and the land use designation of Commercial Mixed Use.
(7) Achieve a maximum of safety, convenience, and amenities	OK – An internal sidewalk system connects the building entrances with the parking lot. Lighting is provided for the parking lot and driveway. The lights will have shields and cut offs so that the light is directed away from adjacent properties. The lighting plan complies with city ordinance.
(8) Show sufficient landscaping	OK – See discussion and table below.

(9) Not create detrimental disturbances to surrounding properties	OK – The project will not create disturbances which will be detrimental to the surrounding properties.
(10) Meet Title 11	OK
(11) Show efforts to conserve energy whenever practical	OK

River Rapids Overlay Development Guidelines

RRO Standard (Chapter 11-2700)	Proposed
Two-Story Expression, 11-2711(1) Pitched roofs, dormers, gables containing windows	OK – The building is four stories. There are changes in the windows between the ground floor an upper stories to distinguish between them.
Building Massing, 11-2711(2) Staggered components, columns, recessed entry areas, avoid long, even facades	OK – The building height is staggered. The variation is provided by a raised parapet at the southeast corner.
Facades, 11-2711(3) Articulated building facades, 20 to 30 intervals	OK – The different building materials, windows, and recessed corner provide articulation to break up the facades of the building.
Varied Roof Shapes, 11-2711(4) Variety (pitched roofs, dormers, chimneys, parapets, cornices)	OK – The raised parapet provides a break in the roofline.
Focal Features, 11-2711(5) Focal element (canopies, porticoes, overhangs, arches, recesses/projections, peaks/parapets over doors) on each building	OK – The entrance is a focal feature of the building. The canopy over the entrance and the large windows in the upper stories over the entrance help identify it.
Canopies/Awnings/Entry Treatments, 11-2711(6) Entries or focal features facing public streets	OK –The main entrance of the building is set off by a canopy.
Building Materials, 11-2711(7) High-quality materials (brick, natural stone, stucco, textured cast stone, fiber-cement siding; no steel panels, aluminum, vinyl, or fiberglass siding); 30% of facades facing a street must be brick or natural stone.	OK - The exterior of the building includes a variety of materials. Exterior materials include three colors of brick and a fabricated precast limestone base and bands. The building elevations exceeds 30% brick or stone.
Windows and Doors, 11-2711(8) Primary street level façade between 3 and 8 feet above grade must be 60% glass	OK - The primary street level facing both streets are 60% glass.
Outdoor Spaces, 11-2711(9) Plazas, seating areas, outdoor furniture	OK – Seating areas will be incorporated near the entrance.
Parking, 11-2711(10) Locate parking to rear or sides of buildings.	OK – Because this is a corner lot and the need to place the building so that is can accommodate a possible skyway to the hospital, parking will be located along one of the streets. The parking in this case is fronts the local street, Blackfoot, and not Coon Rapids Boulevard.

Pedestrian/Bicycle Access and Circulation, 11-2711(11) Complete system from public ROW to buildings; minimum 5' wide sidewalks	OK – Internal sidewalks are provided. Sidewalk connection are also provided to Coon Rapids Boulevard and Blackfoot Street.
Urban Design Furniture/Amenities, 11-2711(12) Compatible furniture/amenities (benches, trash receptacles, pedestrian-scale lighting, bicycle racks)	NO - Benches and a trash receptacle should be provided at the entrance
Landscaping and Screening, 11-2711(13)	OK - See discussion and table
Lighting, 11-2711(14) Accent lighting for building facades; compatible with applicable standards	N/A – No accent lighting is proposed for the buildings

Floor to Area Ratio (FAR)

The code requires a FAR of .6, the applicant is proposing and FAR of .25. Staff is recommending the Commission approve the .25 FAR. A .6 FAR would require a 291,193 square foot building which in turn would require 1,357 parking spaces.

Parking and Access

Parking Flexibility

The applicant is requesting dimensional flexibility with respect to number of parking stalls. The code requires that there be 1 space per 215 square feet; they are requesting to provide parking at a ratio of 1 space per 222 square feet. The code requires 572 spaces, the applicant is proposing 552 (20 spaces less than required). The reduced number of stalls is based on the tenant mix, the desire for additional green space and reduction in stormwater runoff. The size of the spaces comply with the dimensional requirement.

The applicant is also requesting parking design flexibility. The code requires parking to be located to the rear or sides of the building. Because the lot is a corner lot, no access is allowed from Coon Rapids Boulevard and the need to preserve the opportunity for future expansion, much of the parking is located between the building and Blackfoot Street.

Access

Access to the site is provided from Blackfoot Street. Three driveways are proposed, two for patients and staff and one for service and deliveries. This layout allows for the separation of service deliveries from patient and staff traffic. To reduce conflicting turning movements, the southerly driveway aligns with Zea Street. The patient and staff driveways are designed to allow patients to be dropped off at the entrance and the drivers to circulate back into the parking area to find a parking space. The drive aisles and curb cuts comply with the dimensional requirements. No access is proposed from Coon Rapids Boulevard.

Landscape Table

Location	Standard	Requirement	Proposed
Street Frontage			
Over-story	1/25' of street frontage Coon Rapids Blvd	20	21
	1/40' of street frontage Blackfoot Street and 119th Ave	34	34
Shrubs	1/5' of street frontage	308	310
Open Areas			
Over-story	1/3000 sf of open area	73	79
Evergreen	1/3000 sf of open area	73	88
Ornamental	1/1500 sf of open area	145	145
Shrubs	1/250 sf of open area	873	894

The proposed landscaping complies or exceeds the landscaping requirements. The existing stand of oaks at the intersection of Coon Rapids Boulevard and Blackfoot Street will be preserved. Overstory trees are provided on the parking lot islands and medians.

Open Space

There are 228,614 square feet. (5.25 acres) of open space, 46% of the total site. Code requires 97,000 square feet .

Signage

Three monument style signs are proposed; the code allow one. The design and installation of the sign is subject to a separate sign permit.

RECOMMENDATION

In Planning Case 12-12, recommend approval of the site plan with the following conditions:

1. Compliance with Title 11, Land Development Regulations.
2. A sitting area that includes benches and trash receptacles be provided at the entrance.

Attachments

narrative

Site Plan

Landscape Plan

Grading Plan

South and East Elevations

North and West Elevations

Southeast Corner
