PLANNING COMMISSION AGENDA

Thursday, June 21, 2012
6:30 p.m.
Coon Rapids City Center
Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Approval of Minutes of May 17, 2012 and Workshop May 17, 2012

Old Business

1. Planning case 12-4, Home Occupation CUP, Delacruz, 10657 Xavis St.

New Business

2. PC 10-07 RLK Landholdings Site Plan Approval Extension
3. PC 12-12 Church of the Epiphany CUP and Site Plan for Cemetary
4. PC 12-5 Brenneman Lot Split
5. PC 12-6 Jordan Comprehensive Land Use Plan Amendment
6. PC 12-7 Jordan Zone Change
7. PC 12-11 Chick-fil-A Site Plan

Other Business

Adjourn

Planning Commission Regular

Meeting Date: 06/21/2012

SUBJECT: Approval of Minutes of May 17, 2012 and Workshop May 17, 2012

Attachments

Draft minutes May 17, 2012

Draft Workshop minutes May 17,2012

COON RAPIDS PLANNING COMMISSION MEETING OF MAY 17, 2012

CALL TO ORDER

The regular agenda meeting of the Coon Rapids Planning Commission was called to order by Chairman Naeve at 6:30 p.m.

Members Present:	Chairman Donna Naeve, Commissioners Jenny Geisler, Zachary Stephenson and Julia Stevens.
Members Absent:	Commissioners Cedric Lattimore, Jonathan Lipinski, and Wayne Schwartz
Staff Present:	Community Development Director Marc Nevinski and Planner Scott Harlicker;

PLEDGE OF ALLEGIANCE

Chairman Naeve led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE AGENDA AS AMENDED ADDING FOR APPROVAL THE MINUTES OF THE APRIL 19, 2012 WORK SESSION MEETING. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE APRIL 19, 2012 REGULAR MINUTES AND APRIL 19, 2012 WORK SESSION MEETING MINUTES

Chairman Naeve requested the Chair be reflected to be the Acting Chair as she was the Chairman of the Planning Commission.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEVENS, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF APRIL 19, 2012, AS NOTED. THE MOTION PASSED UNANIMOUSLY.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER GEISLER, TO APPROVE THE PLANNING COMMISSION MINUTES OF WORKSHOP MEETING OF APRIL 19, 2012, AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

1. PLANNING CASE 12-4 - HOME OCCUPATION PERMIT CUP – DELACRUZ – 10657 XAVIS STREET – PUBLIC HEARING

It was noted the applicant is requesting a Conditional Use Permit to operate a catering business as a home occupation. This business would involve roasting pigs in a shed in the rear yard of the

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applicant. Clients would then pick up the butchered meat to be taken off site. The pigs would only be cooked on the weekends. Staff has concerns with the odor involved with the roasting of the pigs as it takes 6-8 hours to roast the meat. The Anoka County Health Department indicated that potential improvements needed for a permit include plumbing for a sink and an exhaust hood. Based on these concerns, staff recommended the Planning Commission deny the Conditional Use Permit request.

Chairman Naeve opened the public hearing at 6:37 p.m.

Paul Kohler, 10701 Xavis Street, indicated the applicant has roasted pigs in their backyard and the odor greatly affects the neighborhood. He requested the Commission deny the request as it adversely affects the surrounding properties.

Chairman Naeve closed the public hearing at 6:39 p.m.

Chairman Naeve questioned if Condition #2 should be altered to change dwelling to accessory structure. Planner Harlicker stated the Commission could make this change or strike the condition altogether.

Commissioner Geisler stated catering is an approved conditional use in the residential zoning district. The scent created by these uses could be good or bad. However, the applicant was already beyond City Code as it had too many square feet of accessory structures in the rear yard. For this reason, she could not support the request unless the catering was completed inside the main dwelling.

Commissioner Stephenson stated he was uncomfortable with a denial and suggested an additional condition be added to the request limiting the hours of operation and number of days per month that could be used for roasting. He suggested the item could be tabled to allow for additional conversations between the City and the applicant.

Chairman Naeve stated City Code addresses odor and smoke going beyond property lines. She asked if the Health Department had similar code requirements. Planner Harlicker stated this was correct, the Health Department addressed many of these same issues, which may require the shed to have a fire suppression system, sinks, running water and an exhaust fan. He commented that caterers often have to have a commercial kitchen approved by the health department.

Commissioner Geisler stated all Health Department requirements would have to be approved and followed for a home catering businesses. She noted she was in favor of limiting the hours of operation of this business.

Chairman Naeve asked if the applicant was aware of the Health Code requirements. Planner Harlicker stated this had been discussed with Mr. Delacruz. Limiting the hours of operation had not been discussed.

Commissioner Geisler suggested the applicant also be made aware that he was not in compliance with the City Code based on the square footage of the accessory structures on his property. Community Development Director Nevinski stated this information would also be discussed

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with the property owners as he was new to the site. This was a preexisting condition when he purchased the home. He recommended the Planning Commission attach a condition to the motion for approval to assure that the applicant receives a permit from the Health Department prior to operation in the City of Coon Rapids.

Chairman Naeve indicated the Commission was trying to be amenable to this request. However, she encouraged the Commission to consider the fact that this conditional use permit would be in affect with the land even if the homeowners were to move.

Commissioner Stephenson recommended Mr. Delacruz cease operation of his current business until the proper permits were in places.

Commissioner Stephens agreed stating the roasting shed would need to be approved by the Health Department before operation of the business could commence.

Commissioner Geisler questioned if a motion for approval could be made with conditions limiting the hours of operation, and assuring that proper permits are in place for the home occupation. In addition, she asked if a period of time could be set for compliance. Community Development Director Nevinski commented the approval of a conditional use permit could stipulate compliance requirements within a set period of time and the conditional use permit would dissolve after that point.

Chairman Naeve recommended the Planning Commission review the Conditional Use Permit after three months at which time, the CUP could be denied if not in compliance. She suggested this home occupation be closely monitored as it could become a neighborhood nuisance.

Community Development Director Nevinski explained the applicant was not present this evening, which led staff to question the seriousness of the request. By State law, Staff had to proceed with the request, even after not hearing from the applicant.

Chairman Naeve suggested the item be tabled to the June Planning Commission meeting to allow Staff additional time to speak with the applicant.

Planner Harlicker noted he had spoken with the applicant last Wednesday and the applicant indicated he would be unable to attend this evening and would be sending his daughter in his place.

Commissioner Geisler requested the item be tabled to allow Staff and the applicant to address the concerns of the Commission prior to the next meeting.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER GEISLER, TO TABLE ACTION ON THIS ITEM TO ALLOW STAFF TO SPEAK FURTHER WITH THE APPLICANT REGARDING THE HEALTH CODE REQUIREMENTS AND HOURS OF OPERATION. THE MOTION PASSED UNANIMOUSLY.

This item would be considered again by the Commission at the June 21, 2012 Planning Commission meeting.

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2. PLANNING CASE 12-8 – ORDINANCE AMENDMENT TO INCREASE THE MAXIMUM DRIVEWAY WIDTH IN LDR1 AND LDR2 ZONING DISTRICTS – PUBLIC HEARING

It was noted the City is proposing an ordinance amendment to increase the maximum driveway width in the LDR1 and LDR2 zoning districts and establish design standards for off-drive parking areas. The City addressed this issue quite often with code compliance issues. For this reason, Staff was recommending approval of the Ordinance amendment. Planner Harlicker then reviewed the dimensions of the new off-drive parking space and explained the parking area must be a finished surface. He noted that if the Commission wanted to allow stone as a finish material, the Engineering Department recommended a ¾ inch washed fractured stone.

Chairman Naeve opened the public hearing at 7:02 p.m.

Jerry Klaveader, 12053 Evergreen Street, indicated he received a notice regarding the off-drive parking. He suggested the parking language be altered to read adjacent parking instead of attached parking. In addition, he recommended the 12 foot width be increased to allow for additional space when backing in vehicles or opening vehicle doors.

Mr. Klaveader requested the Commission allow for stone to be used in off-drive parking areas. He stated this was a much more affordable option versus pavers, asphalt or concrete. He explained that a change to this area of City Code would leave a lot of properties out of compliance.

Richard Pettis, 10700 Xavis Street NW, did not mind the requirement for cement or asphalt. However, he questioned if homeowners could complete the concrete work themselves without the use of a professional. He indicated this would be adequate for off-drive parking. He supported the use of ¾" stone as well if properly contained.

Chairman Naeve indicated residents would be able to install their own concrete if they received the proper City permits and meet City Code requirements.

Mr. Klaveader questioned if a parking pad would require a City permit. Community Development Director Nevinski stated a building permit would be needed to assure that encroachments were not being made through the additional parking space.

Mr. Pettis asked if a survey was required in order to receive a building permit. Community Development Director Nevinski explained that many properties in the City already had surveys on file. Measurements could be made from these surveys or would have to be completed by the homeowner.

Chairman Naeve closed the public hearing at 7:16 p.m.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO APPROVE AN AMENDMENT TO SUBSECTION F(1) TO READ SHALL

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BE WITHIN FIVE (5) FEET OF THE SIDE OF THE GARAGE AND ATTACHED TO THE DRIVEWAY. THE MOTION PASSED UNANIMOUSLY.

Commissioner Geisler recommended a change to Section 10(E) striking "or parking surfaces".

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEPHENSON, TO APPROVE AN AMENDMENT TO SUBSECTION 10(E) STRIKING "OR PARKING SURFACES". THE MOTION PASSED UNANIMOUSLY.

Chairman Naeve questioned if the maximum allowable parking space width was 40 feet or 48 feet. Planner Harlicker indicated those residents with a 36 foot driveway width would not be allowed to have an additional 12 feet of off-drive parking space. The maximum allowable width would be 40 feet.

Commissioner Stevens clarified that only registered vehicles could be stored on off-drive parking surfaces.

Commissioner Geisler agreed stating this space was not to be used for storage. She then questioned if Subsection I should be tied into the new language stating parking must be located on driveway or off-driveway parking when in the front. Planner Harlicker was in favor of this language amendment.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEPHENSON, TO APPROVE AN AMENDMENT TO SUBSECTION I STATING PARKING WITHIN THE FRONT AND SIDE YARDS MUST BE LOCATED ON DRIVEWAY OR OFF-DRIVE PARKING AREA. THE MOTION PASSED UNANIMOUSLY.

Commissioner Stevens recommended Section G be amended to include ¾" stone.

Commissioner Geisler was torn on this issue. She understood the rock use would have to be edged and weed free. She indicated off-drive parking areas were part of the front of the house and the visual sight lines should be preserved.

Commissioner Stephenson was in favor of the use of ¾" rock versus further use of pavement.

Commissioner Stevens suggested the dimension and size of gravel would have to be specified within the City Code to assure that the proper rock was used for the off-drive parking areas.

Community Development Director Nevinski commented the Commission could recommend that rock could be used in specific areas for off-drive parking. In addition, a supporting structure would be needed to contain the rock. He stated specifications could be left on file with the City Engineer on how these areas are constructed.

Commissioner Stevens questioned if a building permit would question what material would be used for the off-drive parking area. Community Development Director Nevinski stated the permit could ask for clarification on the building material that would be used.

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MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER GEISLER, TO APPROVE AN AMENDMENT TO SUBSECTION 10(G) ADDING A SECOND SENTENCE STATING ¾" FRACTURED ROCK, PER SPECIFICATIONS ON FILE WITH THE CITY ENGINEER, MAY BE USED FOR OFF-DRIVE PARKING AREAS, PROVIDED THAT SUCH ROCK MAY ONLY BE USED ON OFF-DRIVE AREAS LOCATED BEHIND THE FRONT OF THE GARAGE. THE MOTION PASSED UNANIMOUSLY.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 12-8, THE PROPOSED ORDINANCE AMENDMENT TO AMEND SECTIONS 11 605(10) AND 11-705(10) TO INCREASE THE MAXIMUM DRIVEWAY WIDTH AND ESTABLISH A DEFINITION AND DESIGN STANDARDS FOR OFF-DRIVE PARKING AREAS AS AMENDED. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the June 5, 2012 City Council meeting.

3. PLANNING CASE 12-10 – ACCESSORY GARAGES/STORAGE BUILDINGS IN LDR1 AND LDR2 ZONING DISTRICTS – PUBLIC HEARING

It was noted the City is proposing an ordinance amendment to eliminate the restriction of only one detached garage/storage building per dwelling unit in the LDR1 and LDR2 zoning districts.

Chairman Naeve questioned why this issue was before the Planning Commission for consideration. Planner Harlicker indicated residents have requested a detached accessory structure/storage space in addition to a detached garage, and this would not be allowed under current City Code.

Chairman Naeve opened and closed the public hearing at 7:34 p.m., as no one wished to address the Planning Commission.

Chairman Naeve asked how many structures were allowed on a site. Planner Harlicker indicated a total of three structures were allowed.

Commissioner Geisler suggested the word "unit" be removed from the first sentence of Section 11-705 (5)(a). She was not in favor of having 1,200 square feet of accessory structure space in the rear yard of each duplex or townhome unit in the City.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEPHENSON, TO AMEND SECTION 11-705(5)(a) TO STRIKE THE WORD "UNIT" FROM THE FIRST SENTENCE.

Community Development Director Nevinski understood the requested language change but was unsure if the removal of this one word would assist with administering this issue. He

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recommended Staff review this further and provide comment to the Commission at a future meeting.

Commissioner Geisler stated the code language was confusing and her amendment would assist in clarifying the differences between the two family unit dwelling and a two family dwelling.

Commissioner Stephenson suggested the language be approved this evening addressing the detached garage issue and direct Staff to report back to the Commission at the June meeting.

Chairman Naeve recommended this issue be brought to the Commission at a future work shop meeting prior to approval. She was concerned with the lot coverage with the new code amendment. Planner Harlicker indicated the lot coverage would remain at 30% as staff was not proposing this to change. He commented the 1,200 square feet would only be allowed if the 30% lot coverage standard were met.

Chairman Naeve questioned how these accessory structures would be accessed in rear yards. Community Development Director Nevinski stated a fourth car could be parked an accessory structure, along with boats or trailers.

COMMISSIONER GEISLER WITHDREW HER MOTION REQUESTING STAFF CLARIFY THE LANGUAGE WITHIN THE ORDINANCE AMENDMENT REGARDING TWO-FAMILY UNITS.

Commissioner Geisler suggested the architectural material/setback information be placed within its own Subsection within the Ordinance. Community Development Director Nevinski agreed with this recommendation stating this area of the Code could be reformatted.

Commissioner Stephenson inquired if the request should be approved this evening with the understanding certain sections would be reviewed at a future meeting. Community Development Director Nevinski recommended that action on the Ordinance amendment be postponed to a future meeting to allow Staff time to review the language based on the Commission's comments.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER GEISLER, TO TABLE ACTION ON THIS ITEM TO THE JUNE 21, 2012 MEETING DIRECTING STAFF TO CLARIFY THE LANGUAGE WITHIN THE ORDINANCE REGARDING TWO-FAMILY UNITS. THE MOTION PASSED UNANIMOUSLY.

This item would be considered again by the Commission at the June 21, 2012 Planning Commission meeting.

4. CASE 12-9 – CODE CHANGE TO LIMIT OVERNIGHT TRUCK AND TRAILER PARKING IN COMMERCIAL AND OFFICE DISTRICTS – PUBLIC HEARING

It was noted the City is proposing a code change to limit overnight parking of trucks over 26,000 pound gross vehicle weight, semi tractors and/or trailers in commercial and office districts. Staff explained the parking of large vehicles overnight in commercial and office districts has become a code enforcement issue and for that reason, Staff recommended the code change.

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Chairman Naeve opened and closed the public hearing at 7:49 p.m., as no one wished to address the Planning Commission.

Chairman Naeve questioned if the property owner or truck owner would receive the citation. Planner Harlicker indicated the property owner would receive the citation.

Commissioner Stephenson explained the City may be able to pursue both parties as they would both be in violation of City Code. He questioned if the local businesses have been contacted regarding the potential change. Community Development Director Nevinski indicated conversations have been held and generally, these uses were not allowed in the parking lots. The City was concerned with the number of trucks allowed and being parked in the local commercial lots. The requested language change would provide clearer direction for the City to enforce the issue.

Commissioner Stevens asked if trucks could be parked in the loading bay area waiting to be unloaded, or was this too a violation. Planner Harlicker indicated this would not be a violation, as the truck was waiting to be unloaded. The area of concern was not the loading area, but rather the commercial parking lots.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER STEPHENSON, TO APPROVE PLANNING CASE 12-9, THE PROPOSED ORDINANCE AMENDMENT TO AMEND SECTION 11-1824 TO LIMIT THE OVERNIGHT PARKING OF TRUCKS, SEMI-TRACTORS AND TRAILERS IN COMMERCIAL AND OFFICE DISTRICTS. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the June 5, 2012 City Council meeting.

OTHER BUSINESS

Commissioner Geisler stated on Tuesday evening, May 15th an Open House was held for the Port Campus Square Task Force. She explained the designs and concepts for the area were reviewed and were now available on the City's website. She was pleased with the attendance at the event.

Chairman Naeve encouraged the Commissioners to read through the recent Planning Commissioner's Journal.

Community Development Director Nevinski discussed the Developmental Update with the Commission in detail. He discussed the construction of the City's garage.

ADJOURN

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEVENS, TO ADJOURN THE MEETING AT 8:00 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,

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Heidi Guenther
Planning Commission Recording Secretary

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COON RAPIDS PLANNING COMMISSION WORKSHOP MEETING OF
May 17, 2012

The workshop meeting of the Coon Rapids Planning Commission was called to order by Acting Chair Geisler at 8:00 p.m.

Members Present:	Chairman Naeve, Commissioners Jenny Geisler, Zachary Stephenson, and Julia Stevens.
Members Absent:	Commissioners Lipinski, Schwartz and Lattimore
Staff Present:	Community Development Director Marc Nevinski and Planner Scott Harlicker.

City Staff met with the Commission to discuss proposed recodification of Title 11 and how it relates to the city's economic development strategy and Opportunity Cities Program. The Commission discussed possible changes to the uses allowed in the industrial district that would support the city's goals of attracting and expansion of high-tech, clean manufacturing and life science companies. The Commission also discussed accessory dwelling units in the LDR districts and are they an appropriate mechanism to increase density and provide an affordable housing alternative.

The Commission also discussed changes to the definition section, the need for consistency of terms and changes to the home occupation section.

Chair Naeve adjourned the meeting at 9:30 PM.

Respectfully submitted
Scott Harlicker
Planner

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Planning Commission Regular **1.**

Meeting Date: 06/21/2012

Subject: Planning case 12-4, Home Occupation CUP, Delacruz, 10657 Xavis St.

From: Scott Harlicker, Planner

INTRODUCTION

This application has been withdrawn at the request of the applicant.

ACTIONS

N/A

60 DAY RULE

N/A

LOCATION

N/A

DISCUSSION

N/A

RECOMMENDATION

N/A

Planning Commission Regular **2.**

Meeting Date: 06/21/2012

Subject: PC 10-07 RLK Landholdings Site Plan Approval Extension

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting a one year extension of their site plan approval to July 6, 2013.

ACTIONS

Decision by Planning Commission
Appeal available to City Council

60 DAY RULE

N/A

LOCATION

The project is located is north of 94th Avenue, east of Flintwood Street and south of Highway 610.

DISCUSSION

On July 6, 2010 RKL Landholdings was granted site plan approval to construct a 204 unit apartment building and 181 unit senior housing facility. A site plan approval is valid for one year. On June 16, 2011 the Commission granted a 1 year extension to their site plan approval. The applicant is requesting another one year extension to that approval. The Planning Commission may extend site plan approval for a period of not more than 12 months each upon a finding that:

1. The proposed use, or uses, is consistent with the City's Comprehensive Land Use Plan current at the time the request for an extension is considered; and,
2. The project design meets the applicable City Code standards in effect at the time the request for an extension is considered, or the design is modified to satisfy those standards.

The extension is needed to allow RKL Landholdings additional time to procure financing. The proposal has not changed and remains in conformance with the Land Use Plan and the City Code standards.

RECOMMENDATION

In Planning Case 10-07, it is recommended the Planning Commission **approve** an extension to the site plan approval until July 6, 2013.

Attachments

Extension Letter
Location Map
Air Photo of Site

SONG LO LAW, LLC

ATTORNEYS AT LAW

SONG LO, Esq.
BRYNJA BJARNASON, Esq.

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Paralegal

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E-Mails: song@songlolaw.com
jessi@songlolaw.com

May 11, 2012

VIA EMAIL AND U.S. MAIL

Scott Harlicker,
Planner
City of Coon Rapids
11155 Robinson Drive Northwest
Coon Rapids, MN 55433

RE: Port Evergreen Development
Planning Case: 10-07

Dear Mr. Harlicker:

As you know, I represent RKL Landholding, LLC, developer of the Port Evergreen Development in the above-sated planning case. We have been working very hard at making sure that this development occurs in the City of Coon Rapids. However, due to the difficult financial market and economic downturn, we still need some time to complete our financing for the entire project.

Our approved extension expires on July 6, 2012. As such, we are writing to formally request an additional extension of at least six months and at most one year – whichever the City will allow.

We are confident that this development will be successful and we hope that you will support our efforts in granting us a little more time. Please call me if you or anyone as the City, should have questions for us. Thank you for your consideration.

Respectfully,

SONG LO LAW, LLC

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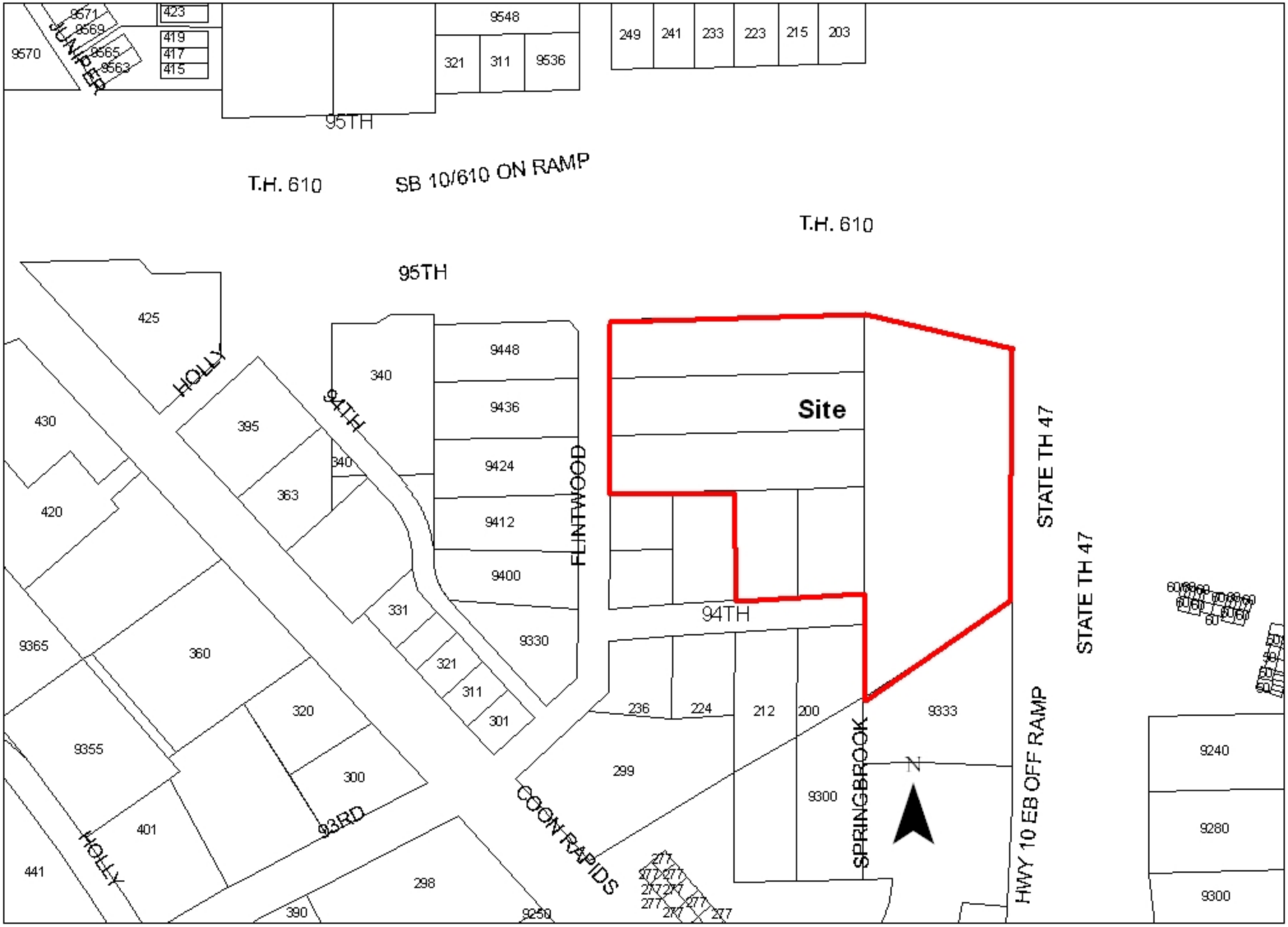
cc: RKL Landholding, LLC

LOCATION MAP



Project Area

Planning Commission Regular **3.**

Meeting Date: 06/21/2012

Subject: PC 12-12 Church of the Epiphany CUP and Site Plan for Cemetary

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a site plan and conditional use permit for an expansion of their cemetery.

ACTIONS

Conduct a public hearing
Decision by Planning Commission
Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on April 26, 2012. To comply with the requirements of Minnesota Statute §15.99, the city must take action on this application by June 25, 2012.

LOCATION

The property is located on the south side of 111th Avenue, east of Epiphany Church.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Cemetery	Institutional	Low Density Residential1
North	Soccer fields	Institutional	Community Commercial
South	Vacant	Institutional	Low Density Residential1
East	Electrical substation	Utility	Low Density Residential1
West	Vacant	Institutional	Low Density Residential1

DISCUSSION

Project Description

The applicant is proposing an expansion to their cemetery. Cemeteries are a conditional use and require site plan approval. The expansion area is about 3.5 acres. There is room for about 3000 plots in the expansion area. Access into the cemetery is from 111th Avenue with a loop drive going through the site. The planning for the project began in 2005; the applicant has been working with Coon Creek Watershed and the City and has received the necessary wetland permits. Site grading and installation of improvements has been completed. Work on the expansion project is scheduled to be completed in the fall 2012.

Access Drive

The access drive on the east side of the cemetery is partially on the adjacent Great River Energy property. The applicant should get a cross access easement from Great River Energy for the encroachment.

Site Plan Review 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	N/A – There are no natural features to preserve.
(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 – The adjacent streets are designed to accommodate all the traffic generated by the project.
(5) Conform to the City's plans for parks, streets, service drives, and walkways	N/A
(6) Conform to the City's Goals and Policies	OK
(7) Achieve a maximum of safety, convenience, and amenities	N/A
(8) Show sufficient landscaping	OK
(9) Not create detrimental disturbances to surrounding properties	OK
(10) Meet Title 11	OK
(11) Show efforts to conserve energy whenever practical	N/A

Compliance with Conditional Use Permit Standards, Chapter 11-316

Standards	Staff Comment
The use shall be in conformance with the City's comprehensive Plan.	**OK –** The Comprehensive Plan has identified this site as Institutional.
The use shall not be detrimental to the public health, safety or welfare.	**OK –** The proposed use will not create any effects that will be detrimental to the public health safety or welfare.
The use shall be compatible with the existing or intended character of the zoning district.	**OK –** The proposed use is compatible with the character of the district.
The use shall not depreciate property values.	**OK –** The site is surrounded by property owned by the church and an electrical substation.
The use shall not produce dangerous or detrimental noises, glare, smoke, dust, odor, water pollution, vibration or other nuisances.	**OK –** The proposed use will not produce any public nuisance.
The use shall not create traffic congestion, unsafe access or inconvenience parking needs.	**OK –** There are sufficient spaces on site which is sufficient parking to accommodate this use as well as the existing uses.
The use shall be served adequately by essential services.	**OK –** The essential services currently available to the site are sufficient to serve the proposed use.
The use shall not create excessive additional requirements at public cost for public facilities and services.	**OK –** The proposed use will not require additional public facilities or services.
The use shall preserve and incorporate the site's important natural features into the development design.	**OK –** The proposed use will not alter the site natural features. No changes are proposed.
The use shall cause minimal adverse environmental effects.	**OK –** There will be no adverse environmental effects resulting from the proposed use.
The Council may waive one or more of the above requirements provided they make a determination that the public interest is best served by such a waiver.	**N/A**

RECOMMENDATION

In Planning Case 12-12, recommend the Planning Commission approve the site plan and conditional use permit for the cemetery expansion for Epiphany Church with the following condition:

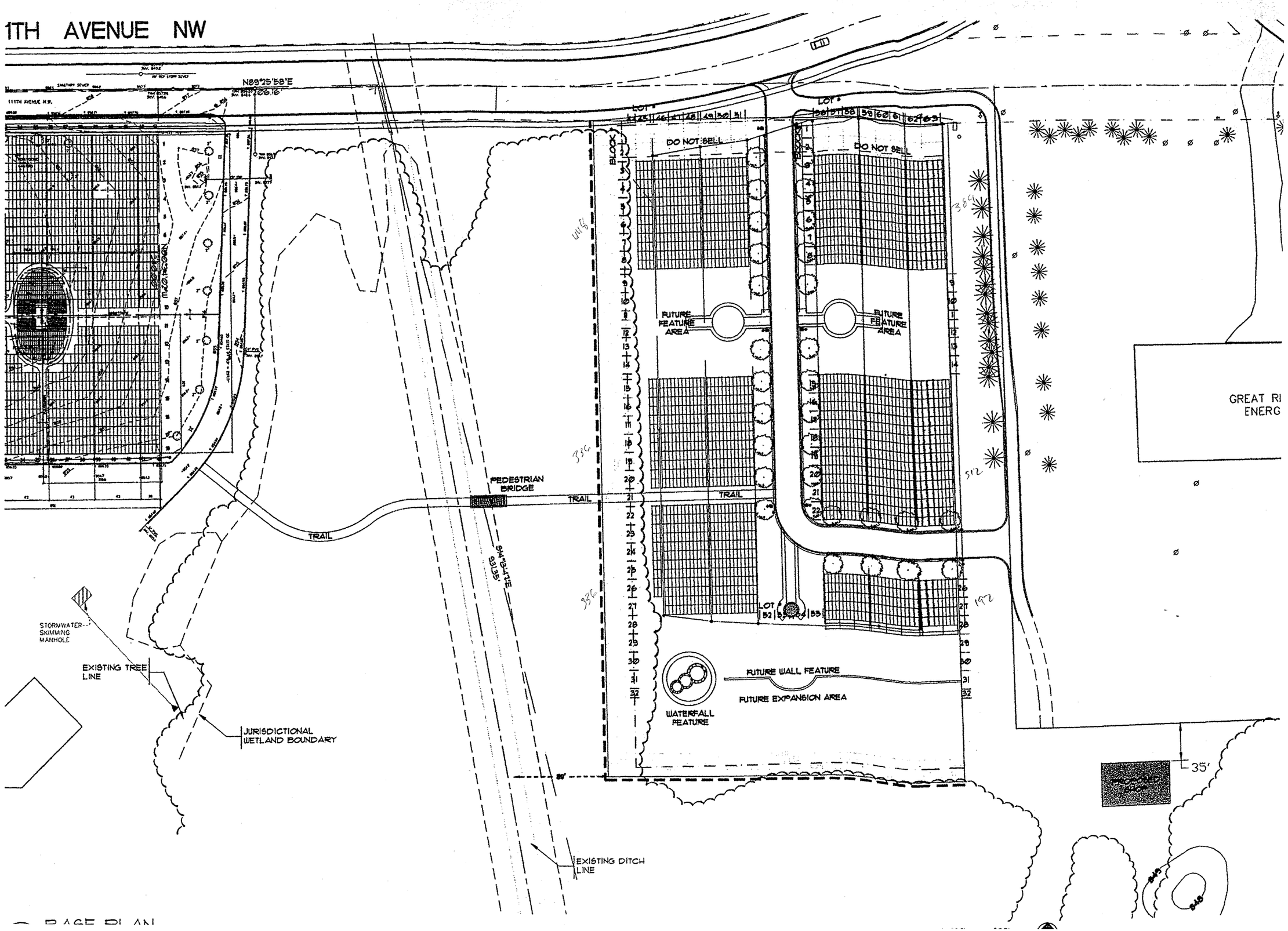
1. A cross access easement be recorded for the driveway encroachment on to the Great River Energy property.

Attachments

Location Map

Site Plan

Location Map



NAME: (17.2a (LMS Tech)) P:\temporary storage\Lehnertz, M\0633 - Epiphany - Coon Rapids\DWGs\AsBuilt_08.17.09\Epiphany_NewBase_051012.dwg
E: May 24, 2012 3:27pm

Planning Commission Regular **4.**

Meeting Date: 06/21/2012

Subject: PC 12-5 Brenneman Lot Split

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a lot split and variance to minimum lot area to subdivide a twinhome lot into two parcels. The variance to the 7,425 square foot minimum lot area requirement would allow a 7,110 square foot lot.

ACTIONS

Conduct of public hearing
Recommendation by Planning Commission
Decision City Council on: July 17th

60 DAY RULE

The applicant submitted this application on April 20, 2012. In order to comply with the 120-day consideration requirement, the City must make a decision by August 18, 2012.

LOCATION

The property is located west of Round Lake Boulevard on 115th Avenue. (see location map)

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Twin home	Low Density Residential	Low Density Residential 2
North	Single Family Home	Low Density Residential	Low Density Residential 2
South	Single Family Home	Low Density Residential	Low Density Residential 1
East	Twinhome	Low Density Residential	Low Density Residential 2
West	Single Family Home	Low Density Residential	Low Density Residential 2

DISCUSSION

Project Description

The applicant is proposing a zero lot line subdivision for a twin home lot so that each half of the twinhome is on its own lot. The proposed lot split would divide the parcel into two lots with a common party wall. The applicant is also requesting a variance to the lot area requirements for Parcel B. Parcel B is 7,110 square feet, the minimum requirement is 7,425 square feet. Parcel A exceeds the minimum requirement, it has 7,740 square feet. The units meet the minimum setback requirements.

Section 11-705(14) Zero Lot Line for Two-Family Residential Lots

Section 11-705(14) establishes requirements for zero lot line subdivisions for twinhomes.

Criteria	Parcel A	Parcel B
Minimum Lot Area 7,425 sf	Yes - 7,740 sf.	No - see variance discussion
Separate services for each dwelling	Unknown - see discussion below	Unknown - see discussion below
Two separate dwelling units maintained	Yes	Yes
Dwelling units constructed side by side	Yes	Yes
Party Wall Agreement	Yes - condition of approval	Yes - condition of approval

City Services

A review of city documents could not verify that the units had separate sewer services. They do have separate water, electric and gas services. Approval of the lot split should be conditioned on verification of separate sewer service for each unit.

Variance to Lot Area requirement for Parcel B

The proposed lot split requires a variance to the minimum lot area requirement. The twinhome is not located in the center of the existing lot; it is off center to the west by 4.5 feet. It is setback 15 feet from the west property line and 19.5 feet from the east property line. Because of this offset, Parcel B is 630 square feet smaller than Parcel A and is 315 square feet short of the minimum lot area requirement of 7,425 square feet.

The Subdivision Regulations permit the granting of variances. The variance can be granted provided the following are met:

Criteria for Granting a Variance	
The intent of this Chapter is met	Yes - Section 11-705(14) allows for zero lot line subdivisions for twinhomes
The granting of the variance will not be detrimental to the public safety, health or welfare, or injurious to other property or improvements in the neighborhood in which the property is located	Yes - The granting of this variance will not be detrimental to the public or neighborhood.
The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are generally not applicable to other property	Yes - the fact that the house is not located in the middle of the existing lot is unique.
The literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district	Yes - there are other twinhomes that are located in the LDR2 zoning district that are on undersized lots.
The special conditions and circumstances do not result from the actions of the applicant	Yes - the special condition is a result of where the house located
Because of the particular natural surroundings, shape, or topographical conditions of the specific property involved, unusual hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out	Yes - without the variance the twinhomes will not be able to located on separate lots.

RECOMMENDATION

In Planning case 12-5, the Planning Commission recommend approval of the proposed lot split and the variance to minimum lot area for Parcel B with the following condition:

1. The applicant submit to the City Attorney for approval, a party wall agreement relating, at a minimum, to maintenance of the structure, maintenance of open and/or common space, accessory structures, and exterior decoration.
2. The applicant submit verification that the each unit has separate sewer service.

Attachments

Location Map

Survey

COON RAPIDS BLVD
COON RAPIDS BLVD
116TH AVE
SITE
115TH AVE
115TH AVE
ZEA ST
YUCCA ST
ROUND LAKE BLVD
114TH LN
114TH LN
N

Ch6-1-1fb105823inv80072.dwg

LOT DIVISION FOR:

JOHN & PHYLLIS BRENNEMAN

5635 Tower Drive
Woodbury, MN 55129

Existing Legal Description

Lot 1, Block 1, CARDINAL HEIGHTS PLAT 6
Anoka County, Minnesota

Proposed Legal Descriptions

PARCEL A:
(Area of Parcel = 7110 sq.ft)

That part of Lot 1, Block 1, Cardinal Heights Plat 6, Anoka County, Minnesota lying east of a line described as follows: Commencing at the southeast corner of said Lot 1; thence westerly along the south line of said Lot 1 a distance of 57.09 feet to the point of beginning of the line to be described; thence northerly to a point on the north line of said Lot 1 said point being 57.57 feet west of the northeast corner of said Lot 1 as measured along the north line of said Lot 1 and there terminating.

PARCEL B:
(Area of Parcel = 7740 sq.ft)

That part of Lot 1, Block 1, Cardinal Heights Plat 6, Anoka County, Minnesota lying west of a line described as follows: Commencing at the southeast corner of said Lot 1; thence westerly along the south line of said Lot 1 a distance of 57.09 feet to the point of beginning of the line to be described; thence northerly to a point on the north line of said Lot 1 said point being 57.57 feet west of the northeast corner of said Lot 1 as measured along the north line of said Lot 1 and there terminating.

Certification

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota

Signed: Gregory R. Prasek

Gregory R. Prasek
Registered Land Surveyor No. 24992
In the State of Minnesota

Dated April 12, 2012

Survey Performed By:
The Gregory Group Inc., d.b.a.
Lot Surveys Company
7601 73rd Avenue North
Brooklyn Park, MN 55428

Date of Survey	April 12, 2012
Revisions:	

invoice No. 80072 FB No. 1058-23

File No. Ch6-1-1fb105823inv80072.dwg

Miscellaneous Notes

MN1 Property Address: 3821 and 3823 115th Ave. NW, Coon Rapids, MN 55433

MN2 P.I.D. No. 17-31-24-22-0009

MN3 Current property owners: John and Phyllis Brenneman
5635 Tower Drive
Woodbury, MN 55129
Telephone 651-459-5709

MN4 Total Area of parcel is 14850 sq.ft

MN5 This survey was prepared without the benefit of current title work.
Easements, appurtenances, and encumbrances may exist in addition to those shown hereon.
This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

MN6 Property zoned Low Density Residential District (LDR-2)

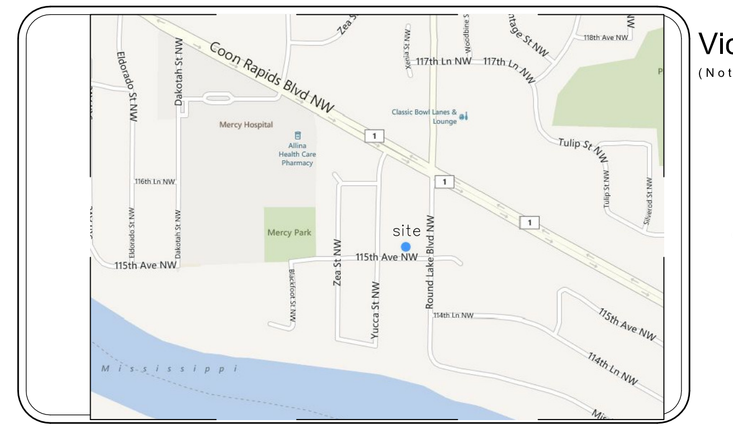
Setback requirements per City Zoning Ordinance:
Front - 35 feet
Side - 10 feet house
5 feet garage
Rear - 35 feet
Setback requirements shown for principal structure only

MN7 Minimum lot area for two-family zero lot line is 6000 square feet for structures built prior to 2/1/1989. Current structure built in 1979.

MN8 Property served by City Sewer and Water. Water lines from street and sanitary served from manhole located at NE corner of property

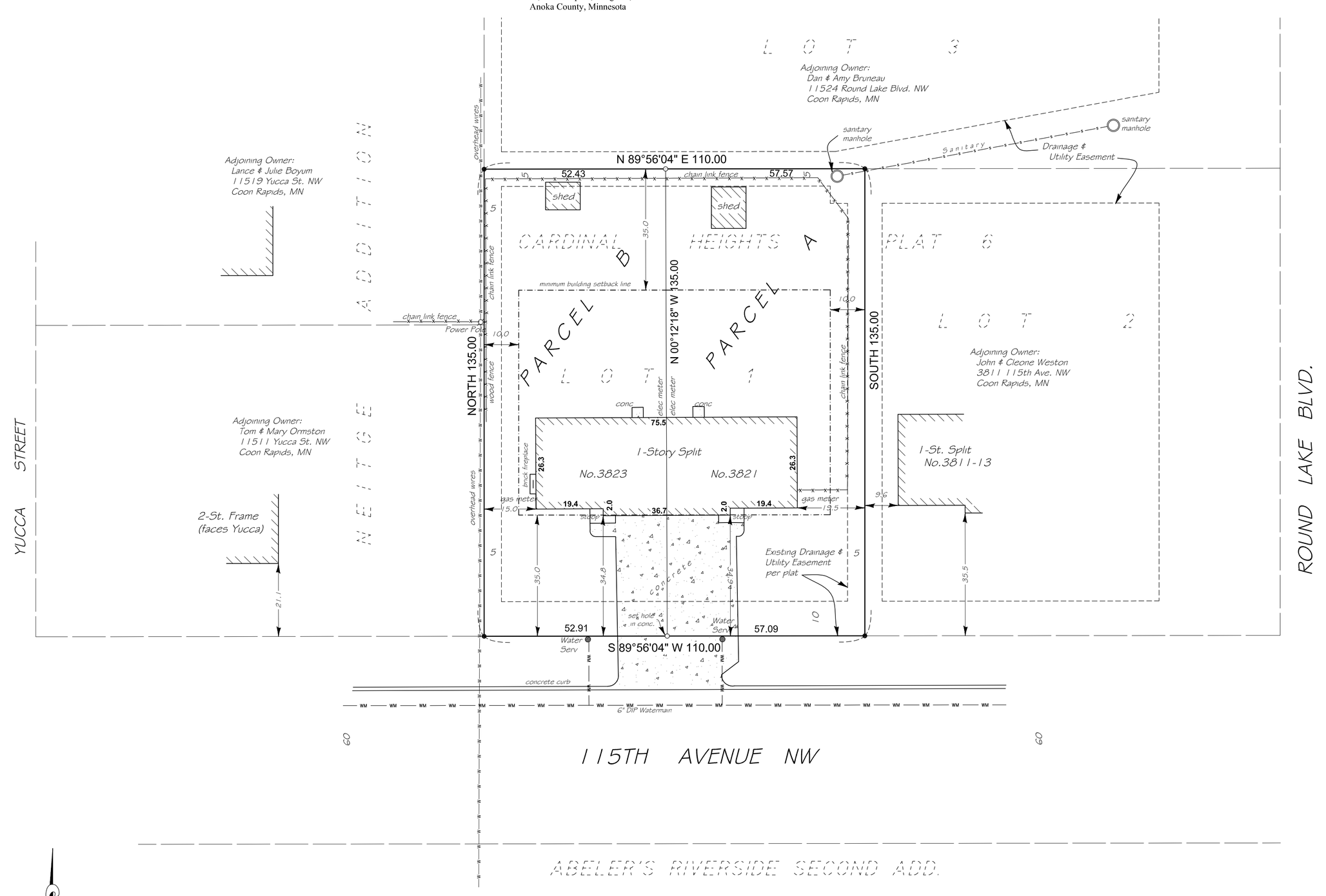
MN9 Sanitary sewer services appear to connect to sanitary sewer manhole at the northeast corner of Lot 1.

MN10 Lot width at minimum setback line of Parcel A = 57.21 feet
Lot width at minimum setback line of Parcel B = 52.79 feet



Vicinity Map
(Not to Scale)

Property located in Section
17, Township 31, Range 24,
Anoka County, Minnesota



Legend of Symbols & Abbreviations

SCALE IN FEET
0 20 40 60

LEGEND

- Steel Post
- Denotes Iron Monument Set
- Denotes Iron Monument Found
- Light
- Hydrant
- Power Pole
- Catch Basins
- Manhole
- Fence
- Overhead Wires
- Sanitary Sewer
- Storm Sewer
- Watermain
- Gas Main
- Easement Line
- Building Line
- 123 Denotes height of building to adjacent ground

basis of bearings is assumed

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS

Planning Commission Regular **5.**

Meeting Date: 06/21/2012

Subject: PC 12-6 Jordan Comprehensive Land Use Plan Amendment

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of an amendment to the City's Comprehensive Land Use Plan to change the land use designation from Office to Moderate Density Residential.

ACTIONS

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

60 DAY RULE

The applicant submitted this application on April 24, 2012. To comply with the requirements of Minnesota Statute §15.99, the time period has been extended to August 22, 2012.

LOCATION

The property is located on the southeast corner of Woodcrest Drive and Egret Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant	Office	Office
North	Egret Boulevard, a convenience store and vacant land	Neighborhood Commercial/Moderate Density Residential	Neighborhood Commercial/Moderate Density Residential
South	Woodcrest Drive and townhomes	Low Density Residential	Low Density Residential, PUD
East	Car Dealership	General Commercial	General Commercial
West	Woodcrest Drive and townhomes	Low Density Residential	Low Density Residential, PUD

DISCUSSION

Background

The applicant is requesting a change to the land use designation from *Office* to *Moderate Density Residential*. The site is currently vacant. According to the wetland inventory, there are two small wetlands on the site.

Analysis

The stated intent of the *Office* land use designation is to provide for office and other commercial uses generally compatible with adjacent residential uses. The stated intent of the*Moderate Density Residential* designation is that it includes land that could be developed as attached housing at gross density of 4 to 9.9 units per acres.

When considering this change in land use request, the following three factors should be taken into account:

- The subject property abuts a car dealership.
- It is across the street from a convenience store and vacant property that is guided *Moderate Density Residential.*
- It is across the street from a townhouse development.
- There is a park down the street.

A land use designation of *Moderate Density Residential* would serve as an extension the townhomes to the west. The proposed amendment would be compatible with the property north of Egret Boulevard which has a land use designation of *Moderate Density Residential* and *Neighborhood Commercial*. Developing this parcel at a moderate residential density would also make use of the nearby park and the adjacent convenience store.

This proposed land use amendment would increase the amount of land that is guided *Moderate Density Residential* by five acres, from 981 acres to 986 acres. The proposed amendment would not have a significant impact on the amount of land that is currently designated *Moderate Density Residential.* It would decrease the amount of land that is currently guided *Office* from 250 to 245 acres, a decrease of 2%.

RECOMMENDATION

In Planning Case 12-6, recommend approval of the proposed land use amendment based on the following findings:

1. The proposed land use amendment would serve as an extension of the townhomes to the west.
2. The proposed amendment would be compatible with the commercial property to the north.
3. Developing this parcel at a moderate residential density would also make use of the nearby park and the adjacent neighborhood commercial development (convenience store).

Attachments

Air Photo

Land Use Map

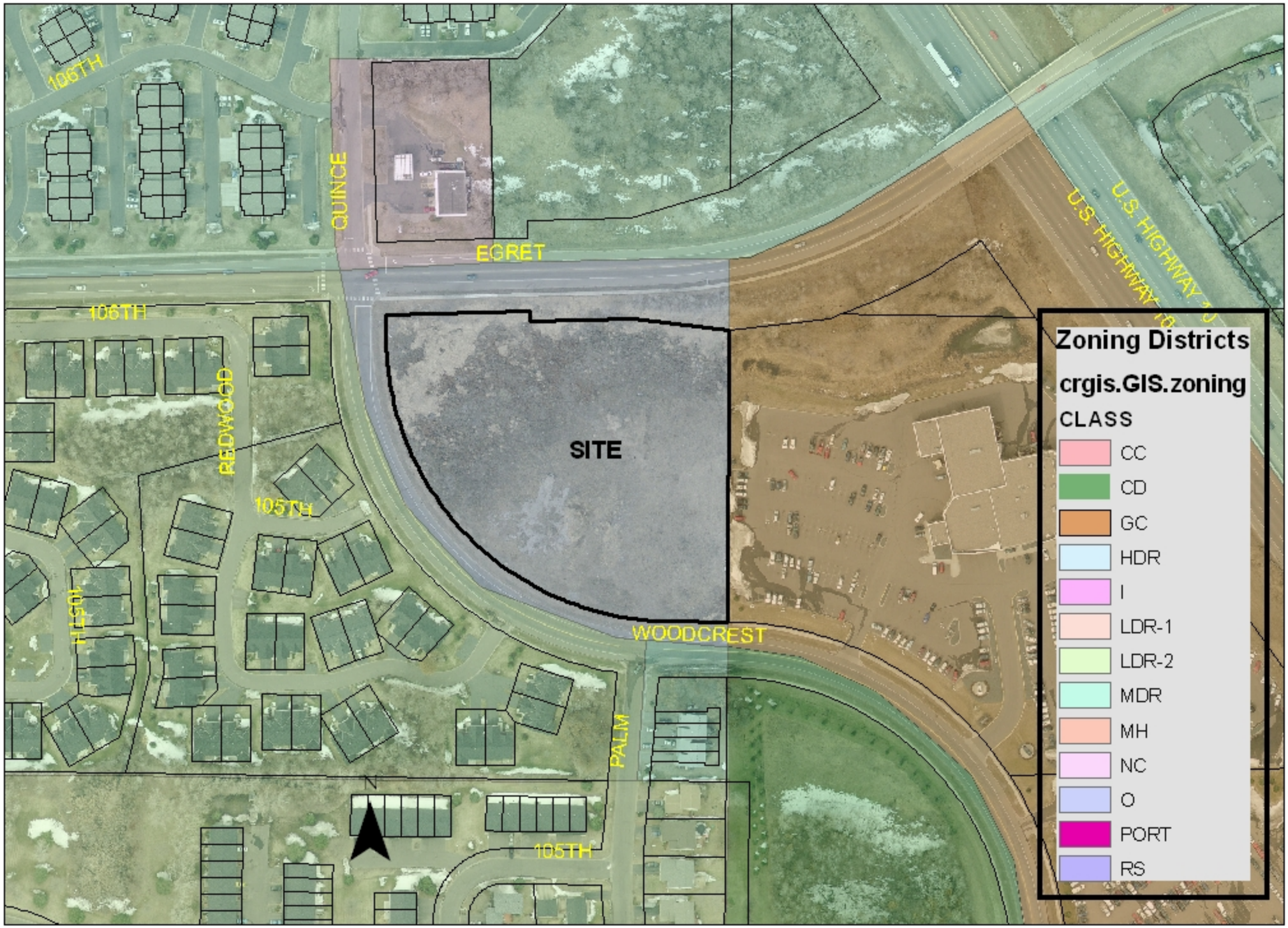
Zoning Map

Location Map

Land Use Map

Land Use
land use
Residential
Low Density (2-4 dwelling units/acre)
Moderate Density (4-7 du/a)
High Density (7-30 du/a)
Residential Mixed Use (7-30 du/a)
Mobile Home (5-10 du/a)
Commercial
Community
Neighborhood
Commercial Mixed use
General
Regional Shopping
Other
Park, Recreation, and Preserve
Office
Industrial
Institutional
ROW
Rail
Water
Utility
SITE
N

Zoning Map


106TH
QUINCE
EGRET
106TH
REDWOOD
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105TH
SITE
WOODCREST
PALM
105TH
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U.S. HIGHWAY 1
U.S. HIGHWAY 1
Zoning Districts
crgis.GIS.zoning
CLASS
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LDR-1
LDR-2
MDR
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Planning Commission Regular **6.**

Meeting Date: 06/21/2012

Subject: PC 12-7 Jordan Zone Change

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a zone change from Office to Moderate Density Residential.

ACTIONS

Conduct a public hearing
Recommendation by Planning Commission
Introduction by City Council on: July 17th

60 DAY RULE

The applicant submitted this application on April 24, 2012. To comply with the requirements of Minnesota Statute §15.99, the time period has been extended to August 22, 2012.

LOCATION

The property is located on the southeast corner of Woodcrest Drive and Egret Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant	Office	Office
North	Egret Boulevard, a convenience store and vacant land	Neighborhood Commercial/Moderate Density Residential	Neighborhood Commercial/Moderate Density Residential
South	Woodcrest Drive and townhomes	Low Density Residential	Low Density Residential 1,PUD
East	Car Dealership	General Commercial	General Commercial
West	Woodcrest Drive and townhomes	Low Density Residential	Low Density Residential 1, PUD

DISCUSSION

Background

The applicant is requesting a rezoning from *Office* to *Moderate Density Residential*. The site is currently vacant. According to the wetland inventory, there are two small wetlands on the site.

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 can not be made under the current zoning classification.

Mistake in the Original Zoning

From 1985 to 1999 the subject property was zoned *Neighborhood Commercial*. The property remained undeveloped during this time. Included as part of the Comprehensive Plan update approved in 1999, the property was rezoned to *Office* and has remained undeveloped. Since the property was rezoned from *Neighborhood Commercial* to *Office*, the properties to the east and south, which have frontage along Highway 10, have been developed. Because this property is not visible from Highway 10 and the nearest access to Highway 10 is over a mile away, it is not very desirable as commercial or office development. It is a better candidate for a use that does not depend on visibility or access from Highway 10 such as a moderate density residential development.

Reasonable Use of the Property

The subject property is located in an area that is, with the exception of the car dealership that has Highway 10 frontage, generally residential in character. There are townhomes, neighborhood commercial and a park nearby. Rezoning this parcel to *Moderate Density Residential* would be consistent with the current residential character of the neighborhood

Since the site has not developed as either commercial or office in over 25 years, the neighborhood has changed such that the applicant cannot maintain a reasonable use of the property under the current zoning.

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 the area. The property is adjacent to commercial and townhouse residential land uses; it is down the street from a city park.
Effect on present and potential surrounding land uses.	**OK** – The proposed zoning will not adversely impact the surrounding residential or commercial land uses. Future moderate density residential development would serve as an extension of the adjacent townhouse developments.
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 Moderate Density Residential.
Conformance with any applicable development district.	**OK** – There is no applicable district plan in this area.

RECOMMENDATION

In Planning Case 12-7, recommend approval of the proposed rezoning based on the following findings:

1. The proposed zone change would be consistent with the Comprehensive Land Use Plan.
2. The proposed zone change is compatible with the surrounding zoning districts and land uses.
3. The proposed zone change would not have an adverse impact on the area.
4. The times and conditions have change and the character of the neighborhood has changed so that a reasonable use of the property can not be made under the current zoning.

Attachments

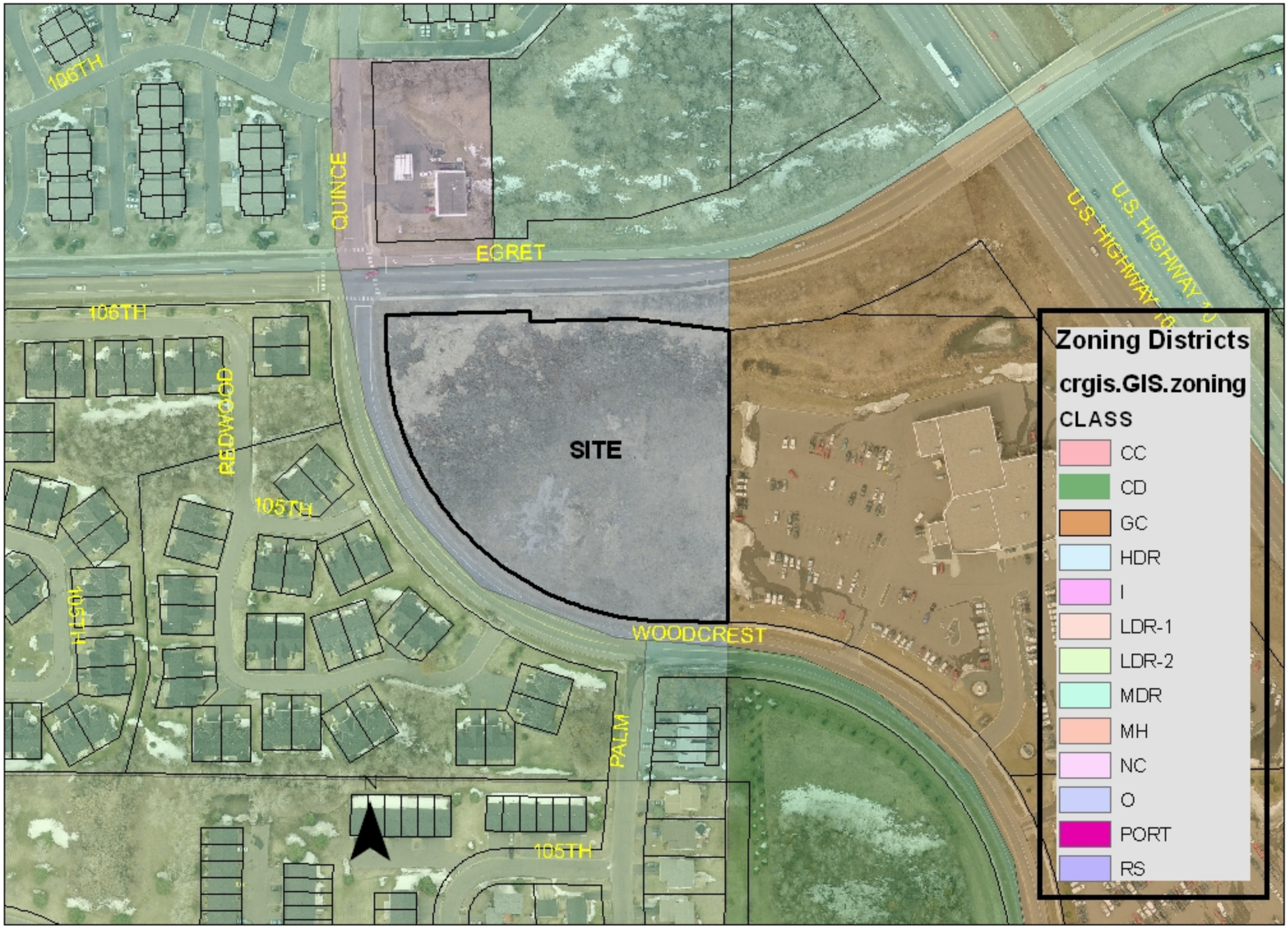
Air Photo

Zoning Map

Land Use Map

Location Map

Zoning Map


106TH
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U.S. HIGHWAY 1
Zoning Districts
crgis.GIS.zoning
CLASS
CC
CD
GC
HDR
I
LDR-1
LDR-2
MDR
MH
NC
O
PORT
RS

Land Use Map

Land Use
land use
Residential
Low Density (2-4 dwelling units/acre)
Moderate Density (4-7 du/a)
High Density (7-30 du/a)
Residential Mixed Use (7-30 du/a)
Mobile Home (5-10 du/a)
Commercial
Community
Neighborhood
Commercial Mixed use
General
Regional Shopping
Other
Park, Recreation, and Preserve
Office
Industrial
Institutional
ROW
Rail
Water
Utility
SITE
N

Planning Commission Regular **7.**

Meeting Date: 06/21/2012

Subject: PC 12-11 Chick-fil-A Site Plan

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting site plan approval for a 4,876 square foot restaurant. The proposed restaurant is located at 3590 River Rapids Drive.

ACTIONS

Conduct a public hearing
Decision by Planning Commission
Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on: May 14th

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: July 13, 2012

LOCATION

The project is located at 3590 River Rapids Drive (Bennigan's restaurant).

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Restaurant	Regional Shopping	Regional Shopping
North	River Rapids Drive and restaurant	Regional Shopping	Regional Shopping
South	Bank	Regional Shopping	Regional Shopping
East	River Rapids Drive and retail	Regional Shopping	Regional Shopping
West	Round Lake Boulevard	Industrial	Industrial

DISCUSSION

The applicant is proposing to redevelop 3590 River Rapids Drive. They are demolishing the Bennigan's restaurant currently located on the site and constructing a Chick-fil-A restaurant. The proposal includes a 170 seat restaurant, 142 inside and 28 outside, a drive through window and 69 parking stalls. The applicant is preserving existing landscaping and curb and gutter where possible.

Site Plan Review 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 – The existing landscaping is being preserved when possible.
(3) Achieve a safe and efficient circulation system	OK – The drive aisles are of sufficient width to allow for safe and efficient traffic circulation. *See access and parking discussion.*
(4) Not place excessive traffic loads on local streets	OK – The adjacent streets are designed to accommodate all the traffic generated by the project.
(5) Conform to the City's plans for parks, streets, service drives, and walkways	OK- The side plan provides a sidewalk connection with the sidewalk on River Rapids Drive and Round Lake Boulevard.
(6) Conform to the City's Goals and Policies	OK
(7) Achieve a maximum of safety, convenience, and amenities	OK
(8) Show sufficient landscaping	NO - *See landscape discussion*
(9) Not create detrimental disturbances to surrounding properties	OK
(10) Meet Title 11	OK
(11) Show efforts to conserve energy whenever practical	OK

Access and Parking

Access
Site access is provided from a shared driveway to River Rapids Drive, a private street. The driveway is shared with the adjacent bank and Walgreens. The two lanes for the drive through wrap around the north and west sides of the building, providing sufficient stacking for the drive through.

Parking
The projects includes 69 parking stalls. The code requires 1 space for every 2.5 seats plus 1 space for every 40 square feet of banquet space. The restaurant has 174 seats and no banquet space; 68 spaces are required. The project exceeds the required parking spaces. The drive aisles are 24 feet wide to allow for two-way traffic. The parking spaces meet the dimensional requirements.

Pedestrian and Bicycle
Sidewalk connections are provided to the sidewalks on River Rapids Drive and Round Lake Boulevard. A bicycle rack is proposed next to the outside seating area.

Landscaping

Location	Standard	Requirement	Proposed
Street Frontage			
Over-story Shrubs	1/40' of frontage River Rapids Dr 1/40' of frontage Round Lake Blvd 1/5' of frontage River Rapids Dr 1/5' of frontage Round Lake Blvd	7 6 54 50	11 (6 new and 5 existing evergreens) 6 (1 new and 5 existing) 17 (**37 additional shrubs are needed)** 60
Open Areas			
Over-story Evergreen Ornamental Shrubs	1/3000 sf of open area 1/3000 sf of open area 1/1500 sf of open area 1/250 sf of open area	3 3 6 29	4 7 (3 new and 4 existing) 4 (existing) 86

Street Frontage

The landscape plan complies with the overstory tree requirements on River Rapids Drive and Round Lake Boulevard. It also exceeds the shrub requirement on Round Lake Boulevard. However, an additional 37 shrubs are needed along River Rapids Drive to meet the code requirement. A three foot high screen should be provided between the paved areas and the street frontage on Round Lake Boulevard and River Rapids Drive. The screen can consist of shrubs, fencing berms or a combination.

Open Space

The plan exceeds the overstory, evergreen and shrub requirements for the open space. The existing four ornamental trees along the south property line are being saved. Since they are mature trees, staff recommends that credit be given for six trees.

Parking Lot

The parking lot is sufficiently landscaped to meet the code requirements. Each parking island has at least two trees, shrubs and perennials.

Building Design

The building is one story high (25.5'). The exterior is brick. The body of the building is red brick with a tan brick accent band around the top and main entrance. The dining and interior playground are surrounded by large windows. The cooking/service area of the building has smaller windows. The main entrance on the east side of the building and the large windows on the south side are the focal points and are further identified by raised parapets. Each side of the building includes recesses and bump-outs to provide relief to the facades. Dark bronze metal awnings are provided over the windows, entrances and drive-through window.

The dumpster enclosure is located near the northeast corner of the building. The enclosure is 8'8" high and is constructed of the same brick as the building. Evergreen trees, shrubs and perennials provide screening for the enclosure.

An outdoor seating area will be located on the south end of the building. The seating area includes seven tables and 28 seats.

Lighting

Site and building lighting is consistent with style used in Riverdale.

RECOMMENDATION

In Planning Case 12-11, Planning Commission approve the site plan for a restaurant with the following conditions:

1. All landscaped areas must be irrigated.
2. An additional 37 shrubs be planted along River Rapids Drive.
3. A tree preservation/protection plan approved by the City Forester.
4. All saved trees that die within one year of project completion must be replaced with a similar caliper tree.
5. Grading, Drainage and Utility, and Erosion Control plans approved by the City Engineer.
6. Site and building lighting must be consistent in style and color with the lighting used elsewhere in Riverdale Village.
7. A three foot high screen must be provided along Round Lake Boulevard and River Rapids Drive consisting of a hedge, berming, a fence or any combination.

Attachments

Location Map

Site Plan

Landscape Plan

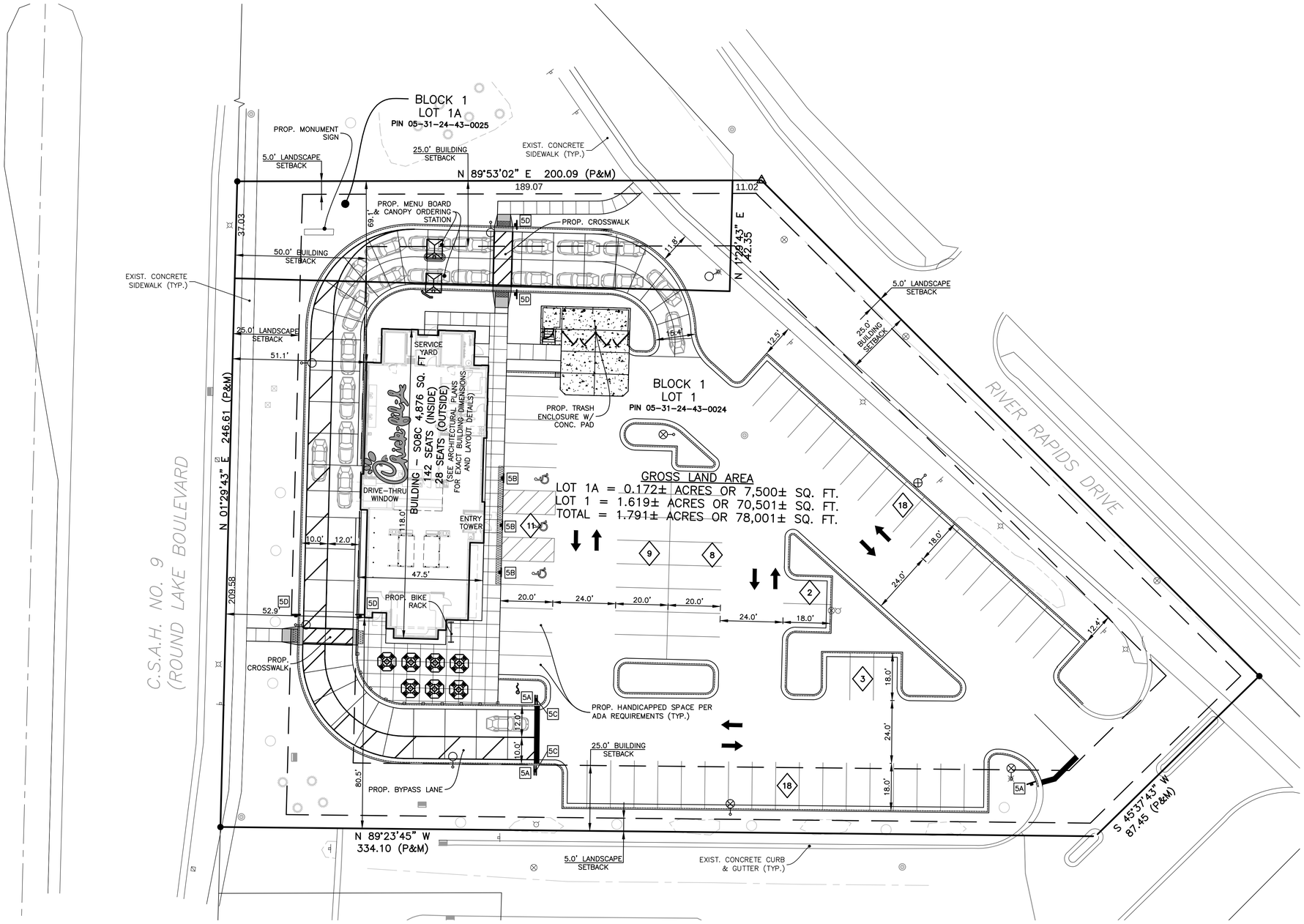
East Elevation

South Elevation

West Elevation

North Elevation

Location Map



SITE DATA:

- LOT SIZE: 78,001± SQ. FT. (1.79 AC.)

BUILDING AREA:

- BUILDING FOOT PRINT: 4,686± SQ. FT.
- FLOOR AREA RATIO (F.A.R.) = 0.060

PARKING DATA:

- NUMBER OF REGULAR PARKING STALLS: 66
- NUMBER OF ADA STALLS: 3
- TOTAL NUMBER OF STALLS PROVIDED: 69
- TOTAL NUMBER OF STALL REQUIRED: 69
- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL PARKING LENGTH: 20.0'
- TYPICAL ISLE WIDTH: 24.0'
- PARKING FORMULA: 1 SPACE PER EVERY 2.5 SEATS (PLUS 1 SPACE FOR EVERY 40 SQUARE FEET OF BANQUET OR MEETING AREA WITHOUT FIXED SEATING)

PERVIOUS AND IMPERVIOUS DATA:

EXISTING IMPERVIOUS	= 1.409 ACRES
EXISTING PERVIOUS	= 0.381 ACRES
PROPOSED IMPERVIOUS	= 1.348 ACRES
PROPOSED PERVIOUS	= 0.442 ACRES

SIGN LEGEND

5A	STOP	DENOTES "STOP" R1-1, 30" X 30" (TYP.)
5B	RESERVED PARKING / $250 FINE	DENOTES "HANDICAPPED PARKING" R7-8, 12" X 18" (TYP.) DENOTES "$250 FINE" R7-1101 6" X 12" (TYP.)
5C	DO NOT ENTER	DENOTES "DO NOT ENTER" R5-1, 30" X 30" (TYP.)
5D	PEDESTRIAN CROSS WALK DO NOT BLOCK	DENOTES "PEDESTRIAN CROSS WALK DO NOT BLOCK" 18" X 18"

CALL: 1-800-252-1166

WITH THE FOLLOWING:
COUNTY ANOKA
CITY-TOWNSHIP COON RAPIDS, ANOKA
PARCEL ID. NO.# SE1/4 SEC5-T31N-24E

48 hours before you dig
(Excluding Sat., Sun. & Holidays)

1-800-252-1166
WWW.GOPHERSTATEONECALL.ORG

0 20'
1" = 20'
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

NORTH

PRELIMINARY

Plotted By:mjrosi, Plotted: Jun 05, 2012 - 12:43pm.
Xrefs:X-Survey.dwg;NPDB CE Base Plan.dwg;C1-Design.dwg;xg1-CHICK-24X36-BDR.dwg,
Images:GSOC.jpg;
Comp. Files:(Z:\86120090\CAD\Dwgs\C\Site_Plan.dwg), Layout: Tab:Layout1.

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

REVISIONS
DATE: BY: DESCRIPTION:

HRGreen.com
HRGreen

STORE #3154
RIVERDALE VILLAGE
FSU S08C-142

3590 RIVER RAPIDS DRIVE, COON RAPIDS, MN. 55448

SHEET TITLE
SITE PLAN

DWG EDITION PRELIM
REVISION

Job No. : 86120090
Store : #3154
Date : 05/11/12
Drawn By : MRJ
Checked By: JFV

Sheet
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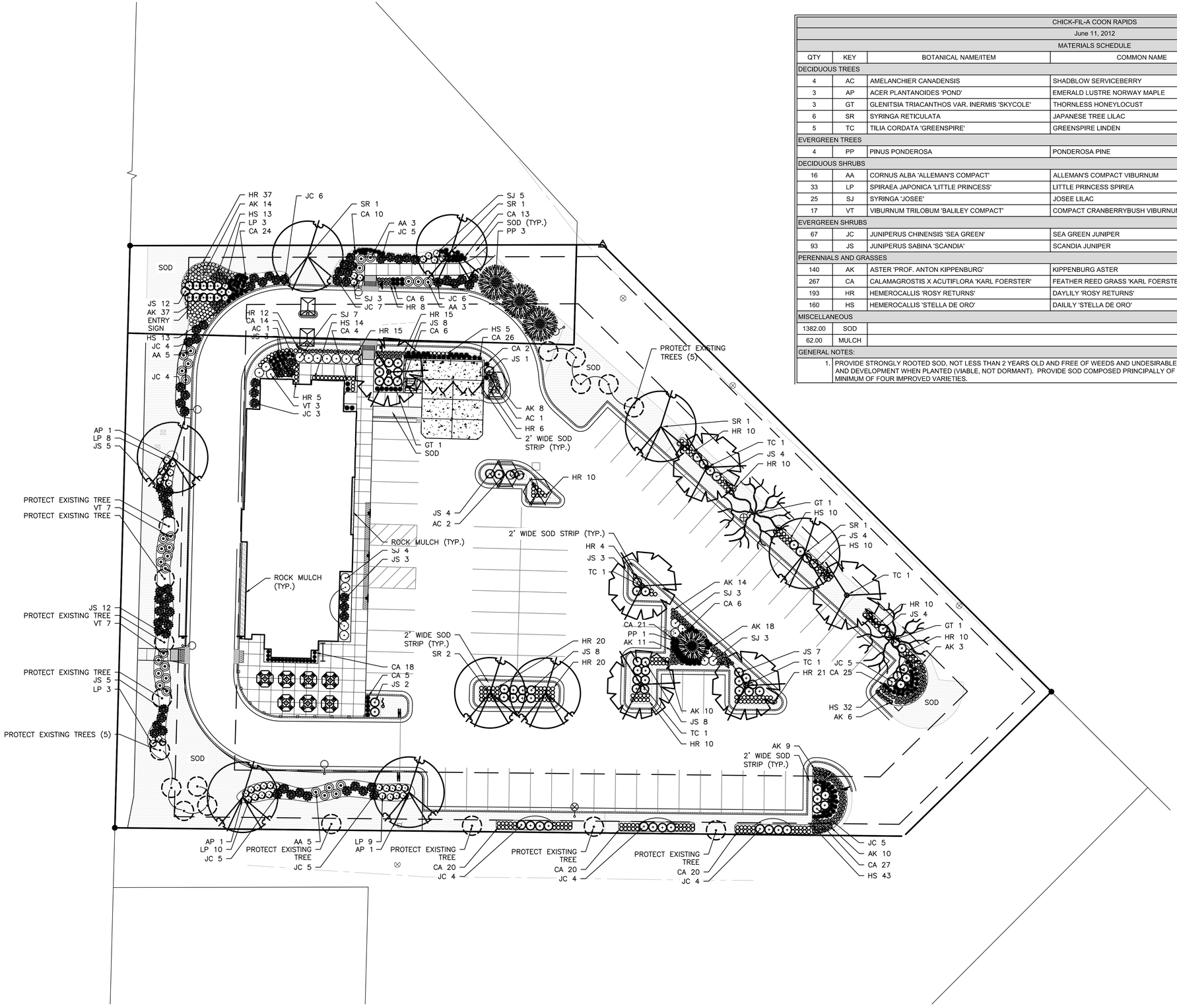

1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NORTH

CHICK-FIL-A COON RAPIDS						
June 11, 2012						
MATERIALS SCHEDULE						
QTY	KEY	BOTANICAL NAME/ITEM	COMMON NAME	SIZE	COND	REMARKS
DECIDUOUS TREES						
4	AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8' HT.	B&B	CENTRAL LEADER
3	AP	ACER PLANTANOIDES 'POND'	EMERALD LUSTRE NORWAY MAPLE	2.5" CAL.	B&B	CENTRAL LEADER
3	GT	GLENITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE'	THORNLESS HONEYLOCUST	2.5" CAL.	B&B	CENTRAL LEADER
6	SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	2.5" CAL.	B&B	CENTRAL LEADER
5	TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5" CAL.	B&B	CENTRAL LEADER
EVERGREEN TREES						
4	PP	PINUS PONDEROSA	PONDEROSA PINE	6' HT.	B&B	
DECIDUOUS SHRUBS						
16	AA	CORNUS ALBA 'ALLEMAN'S COMPACT'	ALLEMAN'S COMPACT VIBURNUM	36" HT.	CONT.	
33	LP	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	24" HT.	CONT.	
25	SJ	SYRINGA 'JOSEE'	JOSEE LILAC	24" HT.	CONT.	
17	VT	VIBURNUM TRILOBUM 'BALILEY COMPACT'	COMPACT CRANBERRYBUSH VIBURNUM	24" HT.	CONT.	
EVERGREEN SHRUBS						
67	JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	36" HT.	CONT.	
93	JS	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	18" HT.	CONT.	
PERENNIALS AND GRASSES						
140	AK	ASTER 'PROF. ANTON KIPPENBURG'	KIPPENBURG ASTER	1 GAL.	CONT.	24" OC
267	CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS 'KARL FOERSTER'	1 GAL.	CONT.	24" OC
193	HR	HEMEROCALLIS 'ROSY RETURNS'	DAYLILY 'ROSY RETURNS'	1 GAL.	CONT.	18" OC
160	HS	HEMEROCALLIS 'STELLA DE ORO'	DAILILY 'STELLA DE ORO'	1 GAL.	CONT.	18" OC
MISCELLANEOUS						
1382.00	SOD			SY		
62.00	MULCH			CY		

GENERAL NOTES:

1. PROVIDE STRONGLY ROOTED SOD, NOT LESS THAN 2 YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE ONLY SOD CAPABLE OF GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT). PROVIDE SOD COMPOSED PRINCIPALLY OF AN APPROVED KENTUCKY BLUE GRASS BLEND CONTAINING A MINIMUM OF FOUR IMPROVED VARIETIES.

SEEDING LEGEND

SOD

0 20'
1" = 20'

BAR IS ONE INCH ON OFFICIAL DRAWINGS

0 1"

IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

PRELIMINARY
NOT FOR CONSTRUCTION

Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

REVISIONS

DATE.	BY.	DESCRIPTION:

HRGreen.com

HRGreen

STORE #3154
RIVERDALE VILLAGE
FSU S08C-142

3590 RIVER RAPIDS DRIVE, COON RAPIDS, MN. 55448

SHEET TITLE

LANDSCAPE PLAN

DWG EDITION PRELIM
REVISION

Job No. : 86120090
Store : #3154
Date : 05/11/12
Drawn By : MRJ
Checked By: JFV

Sheet

L.01

Plotted By:tricher, Plotted:Jun 11, 2012 – 2:02pm,
Xrefs:I:\-Sign\dwg\Concept_C.dwg;X:\-Survey\dwg\g1-CHICK-24X36-BDR.dwg;xC1-Dsgn.dwg,
Images:,
Comp. File (G:\86120090\CAD\Dwgs\LL\L.01.dwg), Layout Tab:L.01 LANDSCAPE PLAN,

A - Modular size brick #1 - Red Velour by Cunningham Brick
B - Modular size brick #2 - Tan by Cunningham Brick
C - Flat, Prefinished Metal Roof System - Color: Dark Bronze to Match Storefront
D - Prefinished metal coping to match metal roof hats
E - Flat, Prefinished metal canopy to match metal roof
F - Aluminum storefront- Dark Anodized Bronze

EAST ELEVATION
COON RAPIDS, MN- #03154

May 11, 2012

ChipmanDesign
Architecture Inc.
2700 S. River Road, Suite 400
Des Plaines, Illinois 60018
T 847.298.6900 F 847.298.6966

A - Modular size brick #1 - Red Velour by Cunningham Brick
B - Modular size brick #2 - Tan by Cunningham Brick
C - Flat, Prefinished Metal Roof System- Color: Dark Bronze to match Storefront
D - Prefinished metal coping to match metal roof hats
E - Flat, Prefinished metal canopy to match metal roof
F - Aluminum storefront- Dark Anodized Bronze

SOUTH ELEVATION
COON RAPIDS, MN- #03154

May 11, 2012

ChipmanDesign
Architecture Inc.
2700 S. River Road, Suite 400
Des Plaines, Illinois 60018
T 847.298.6900 F 847.298.6966

A - Modular size brick #1 - Red Velour by Cunningham Brick
B - Modular size brick #2 - Tan by Cunningham Brick
C - Flat, Prefinished Metal Roof - Color: Dark Bronze to Match Storefront
D - Prefinished metal coping to match metal roof hats
E - Flat, Prefinished metal canopy to match metal roof
F - Aluminum storefront- Dark Anodized Bronze

WEST ELEVATION
COON RAPIDS, MN- #03154

May 11, 2012

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A - Modular size brick #1 - Red Velour by Cunningham Brick
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C - Flat,Prefinished Metal Roof System - Color: Dark Bronze to Match Storefront
D - Prefinished metal coping to match metal roof hats
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NORTH ELEVATION
COON RAPIDS, MN- #03154

May 11, 2012

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