



PLANNING COMMISSION AGENDA

Thursday, July 19, 2012

6:30 p.m.

Coon Rapids City Center

Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Approval of Minutes from Previous Meeting - June 21, 2012

Old Business

1. PC 12-12 Church of the Epiphany CUP and Site Plan for Cemetery

New Business

2. PC 11-16 Frisbee Architects Site Plan Approval Extension
3. PC 12-13 Mercy Hospital Site Plan Office Building
4. PC 12-14 North Suburban Eye Specialists Site Plan Office Building

Other Business

Adjourn



Planning Commission Regular

Meeting Date: 07/19/2012

SUBJECT: Approval of Minutes from Previous Meeting - June 21, 2012

Attachments

Draft June 21,2012 Minutes

COON RAPIDS PLANNING COMMISSION MEETING OF JUNE 21, 2012

CALL TO ORDER

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

Members Present: Commissioners Jenny Geisler, Cedric Lattimore, Jonathan Lipinski, Wayne Schwartz, Zachary Stephenson and Julia Stevens.

Members Absent: Chairman Donna Naeve

Staff Present: Planner Scott Harlicker and, City Attorney David Brodie.

PLEDGE OF ALLEGIANCE

Acting Chair Lattimore 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 PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE MAY 17, 2012 REGULAR MINUTES AND WORKSHOP MAY 17, 2012

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER STEPHENSON, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF MAY 17, 2012, AS PRESENTED. THE MOTION PASSED (SCHWARTZ, LIPINSKI AND LATTIMORE ABSTAINED).

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEVENS, TO APPROVE THE PLANNING COMMISSION WORKSHOP MINUTES OF MAY 17, 2012, AS PRESENTED. THE MOTION PASSED (SCHWARTZ, LIPINSKI AND LATTIMORE ABSTAINED).

OLD BUSINESS

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

This item has been withdrawn at the request of the applicant.

NEW BUSINESS

2. PLANNING CASE 10-07 – RLK LANDHOLDINGS SITE PLAN APPROVAL EXTENSION – PUBLIC HEARING
-

It was noted the applicant is requesting a one year extension of their site plan approval to July 6, 2013. This was a plan that was previously approved.

Acting Chair Lattimore opened the public hearing at 6:35 p.m.

Song Lo, RLK Landholding, Inc., thanked the Planning Commission for considering her request this evening.

Acting Chair Lattimore closed the public hearing at 6:36 p.m.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 10-07, AN EXTENSION TO THE SITE PLAN APPROVAL UNTIL JULY 6, 2013. THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

3. PLANNING CASE 12-12 – CHURCH OF THE EPIPHANY CUP AND SITE PLAN FOR CEMETERY – PUBLIC HEARING

It was noted the applicant is requesting approval of a site plan and conditional use permit for an expansion of their cemetery. Staff reviewed the site plan in detail with the Commission noting the location of the proposed cemetery and recommended approval with one condition.

Commissioner Lipinski asked if Epiphany Church had been working with the Great River Energy property on an easement. Planner Harlicker was unaware if the properties had previously reached an agreement.

Commissioner Stephenson questioned if the rear property line had a significant change in grade, and if the rear line would be fenced. Planner Harlicker explained a fence was not proposed.

Commissioner Stephenson suggested a fence be recommended along the rear property line.

Commissioner Schwartz asked why access to the cemetery was not made through Epiphany Church property instead of through the Great River Energy property. Planner Harlicker was uncertain but noted the shared access did allow for Great River Energy to reach the property behind their substation.

Acting Chair Lattimore inquired if a fence were recommended by the Planning Commission, at what height should this fence be. Planner Harlicker recommended the fence be no more than six feet in height.

Acting Chair Lattimore opened the public hearing at 6:42 p.m.

Ken Ziegler, 10986 Eagle Street NW, reviewed the gravel mining history of the Epiphany Church property with the Commission. He reviewed several photos with the Commission and

expressed concern with the dumping of dirt and debris in the mining hole. He then expressed concern with the location of the proposed cemetery and how the property would be cleaned up.

Commissioner Stephenson questioned who owned the property to the south. Planner Harlicker noted Epiphany Church owns the property to the south. He noted the church did receive all necessary watershed permits to put a cemetery on this property.

Acting Chair Lattimore closed the public hearing at 6:51 p.m.

Commissioner Geisler recommended a second condition for approval stating any work on the site, from this point forward, would need approval by the City. She noted the City does not currently have a grading plan for this site and for this reason, the item could be tabled to allow staff to discuss the item further.

Commissioner Stephenson was in favor with this recommendation. He suggested that the Commission also recommend the property to the south be cleaned up, and that fencing along the south property line be reviewed.

Commissioner Schwartz questioned if the City would have a concerns with the 60 day review limit if the item were tabled this evening. City Attorney Brodie recommended the case be denied with findings instead of tabled. This would allow the applicant to bring forward a new CUP and Site Plan addressing the Commission's concerns.

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER STEVENS, TO DENY THE CHURCH OF THE EPIPHANY REQUEST BASED ON THE FACT THE APPLICATION WAS INCOMPLETE AND HAD NO GRADING PLAN. THE MOTION PASSED UNANIMOUSLY.

After further review, City Attorney Brodie commented the Church of the Epiphany CUP and Site Plan for a Cemetery could be given a 60 day extension if the Commission would like to table action this evening instead of denying the request.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER GEISLER, TO RECONSIDER THE MOTION MADE FOR THE CHURCH OF THE EPIPHANY REQUEST.

Commissioner Geisler stated it was reasonable to reconsider this request, table action and allow for Staff to meet with the applicant regarding the concerns of the Commission to allow the applicant to provide a more complete submittal of plans at a future meeting.

THE MOTION PASSED UNANIMOUSLY.

Commissioner Stephenson requested that the applicant in attendance be informed that this item was indeed tabled and not denied this evening.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHWARTZ, TO TABLE ACTION ON THE CHURCH OF THE EPIPHANY REQUEST TO

THE JULY 19, 2012 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

The Planning Commission will review this item at its July 19, 2012 meeting.

4. CASE 12-5 – BRENNEMAN LOT SPLIT – PUBLIC HEARING

It was noted 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. Staff reviewed the five requirements for a residential lot split and recommended approval with two conditions.

Commissioner Stevens questioned if the rear lot line could be angled to create two lots of more equal size. Planner Harlicker stated the City tried to avoid creating odd lot shapes and noted the difference in size was minimal.

Acting Chair Lattimore opened the public hearing at 7:04 p.m.

John Brenneman, 5635 Tower Drive in Woodbury, noted he was the property owner and his children lived at the property. The lot split would allow for his children to purchase the properties outright in the future. He indicated the site does have separate sewer service available to each unit.

Acting Chair Lattimore closed the public hearing at 7:05 p.m.

Commissioner Geisler supported the lot split and found it reasonable to be approved.

Commissioner Lipinski recommended the City Engineer verify that each unit has separate sewer service. Planner Harlicker noted this would be addressed through Condition 2.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER GEISLER, TO APPROVE PLANNING CASE 12-5, THE PROPOSED LOT SPLIT AND THE VARIANCE TO MINIMUM LOT AREA FOR PARCEL B WITH THE FOLLOWING CONDITIONS:

1. UPON THE SALE OF ONE OF THE LOTS, THE APPLICANT SUBMIT TO THE CITY ATTORNEY FOR APPROVAL, A PARTY WALL AGREEMENT RELATING TO, 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.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the July 17, 2012 City Council meeting.

5. PLANNING CASE 12-6 – JORDAN COMPREHENSIVE LAND USE PLAN
AMENDMENT – PUBLIC HEARING

It was noted 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. The property was located at the corner of Woodcrest Drive and Egret Boulevard. Staff reviewed the surrounding property uses and recommended approval of the proposed comprehensive land use plan amendment with three findings.

Commissioner Stephenson questioned why the Council rejected a land change in the past year on this property. Planner Harlicker stated the Council's position was that a high density residential proposal was too much for this site.

Acting Chair Lattimore opened the public hearing at 7:17 p.m.

Steve Thorson, Barna, Guzy & Stephen living at 12071 Norway Street, explained this property has been up for rezoning three times in the last several years. The first application was brought by a prospective buyer for high density residential. Last fall, an application was submitted and approved by the Planning Commission but not the Council. He explained that the parcel has been vacant for over 30 years and was in need of a new zoning classification. He requested the Planning Commission approve the comprehensive land use plan amendment and rezoning.

Acting Chair Lattimore closed the public hearing at 7:20 p.m.

Commissioner Geisler recalled the previous requests for this parcel and understood the parcel was empty. It was her opinion that residential zoning made sense on this lot.

Commissioner Schwartz agreed stating office/commercial did not suit this site and he too supported the zone change.

Acting Chair Lattimore concurred stating he did not want the site to remain vacant.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE PLANNING CASE 12-6, 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).

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the August 8, 2012 City Council meeting.

6. PLANNING CASE 12-7 – JORDAN ZONE CHANGE – PUBLIC HEARING

It was noted the applicant is requesting approval of a zone change from Office to Moderate Density Residential. The property was located at the corner of Woodcrest and Egret Boulevard. This property has been vacant since 1999. Staff reviewed the surrounding property uses and recommended approval of the proposed rezoning with four findings.

Acting Chair Lattimore opened the public hearing at 7:17 p.m.

Steve Thorson, Barna, Guzy & Stephen living at 12071 Norway Street, explained this property has been up for rezoning three times in the last several years. The first application was brought by a prospective buyer for high density residential. Last fall, an application was submitted and approved by the Planning Commission but not the Council. He explained that the parcel has been vacant for over 30 years and was in need of a new zoning classification. He requested the Planning Commission approve the comprehensive land use plan amendment and rezoning.

Acting Chair Lattimore closed the public hearing at 7:20 p.m.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER GEISLER, TO APPROVE PLANNING CASE 12-7, 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 SUCH THAT A REASONABLE USE OF THE PROPERTY CAN NOT BE MADE UNDER THE CURRENT ZONING.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be introduced at the July 17, 2012 City Council meeting.

7. PLANNING CASE 12-11 – CHICK-FIL-A SITE PLAN – PUBLIC HEARING

It was noted the applicant is requesting site plan approval for a 4,876 square foot restaurant. The proposed restaurant is located at 3590 River Rapids Drive. It was noted the applicant would be preserving the evergreen and ornamental trees through the redevelopment of the site. Staff reviewed the site plan and elevations further with the Commission and recommended approval with seven conditions.

Commissioner Schwartz questioned how many people could be seated in the restaurant. Planner Harlicker indicated the restaurant would seat 170 people.

Acting Chair Lattimore opened the public hearing at 7:32 p.m.

Jason Hill, Chick-fil-A representative, thanked the Commission for considering his request this evening. Mr. Hill provided the Commission with a brief history of Chick-fil-A noting the proposed location would be the first free-standing building in Minnesota. He looked forward to the partnership that would be created with the City of Coon Rapids.

Acting Chair Lattimore closed the public hearing at 7:37 p.m.

Commissioner Geisler asked if the additional landscaping needed to meet the landscaping requirements could be moved from on-site. Planner Harlicker commented the extra shrubs in the open area could be redistributed along River Rapids Drive.

Commissioner Geisler suggested Condition 2 be revised to state that an additional 37 shrubs or redistributed 37 shrubs be planted along River Rapids Drive.

Commissioner Lipinski asked if the consistency of the garbage enclosure material should be added as a condition for approval. Planner Harlicker noted this could be added.

Commissioner Stevens was pleased the applicant had a bicycle rack proposed for the building.

Commissioner Geisler expressed concern with the three foot screen along Round Lake Boulevard and if the applicant were to proceed with a fence. She suggested that the Commission provide parameters for the fencing if this were to remain in Condition 7.

Commissioner Stephenson recommended the word fencing be struck from Condition 7. The Commission agreed.

Commissioner Geisler was pleased to have a Chick-fil-A coming to the City of Coon Rapids stating the proposed business would be a great fit to the Riverdale Village.

Commissioner Lipinski asked when construction would begin on this site. Planner Harlicker anticipated construction to begin in 2013.

Commissioner Schwartz was pleased with the design of the building. He questioned the hours of operation. Mr. Hill noted Chick-fil-A would be open 6:30 a.m. to 10:00 p.m. Monday through Saturday.

Acting Chair Lattimore noted he was originally from Florida and missed having Chick-fil-A as a dining option. He was happy to see this restaurant coming to the City of Coon Rapids.

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 12-11, THE SITE PLAN FOR A RESTAURANT WITH THE FOLLOWING CONDITIONS:

1. ALL LANDSCAPED AREAS MUST BE IRRIGATED.
2. AN ADDITIONAL 37 SHRUBS SHALL BE PLANTED ALONG RIVER RAPIDS DRIVE, OR IF PLANTINGS ARE MOVED FROM OPEN AREA, NEW PLAN SHALL BE REVIEWED BY STAFF.
3. A TREE PRESERVATION/PROTECTION PLAN BE 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 MUST BE 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 OR ANY COMBINATION OF THE TWO.
8. THE GARBAGE ENCLOSURE MATERIAL SHALL BE CONSISTENT WITH THE BUILDING MATERIALS.

THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

OTHER BUSINESS

Staff provided a brief planning update for the Commissioners.

ADJOURN

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO ADJOURN THE MEETING AT 7:55 P.M. THE MOTION PASSED UNANIMOUSLY.

Planning Commission Minutes

June 21, 2012

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Recorded and Transcribed by,

Heidi Guenther

Planning Commission Recording Secretary

DRAFT



Planning Commission Regular

1.

Meeting Date: 07/19/2012

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

From: Scott Harlicker, Planner

INTRODUCTION

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

ACTIONS

The public hearing was opened and closed

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 extended the 60 day period to August 24, 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.

Issues from June 21st Meeting

At the June 21st meeting a resident and the Commission discussed their concerns regarding grading, drainage and the dumping of debris to the rear of the cemetery. The Commission also discussed the construction of a fence along the rear of the cemetery to discourage people from going in back of the cemetery. The church will have representatives at the July 19th meeting to answer questions and respond to the concerns raised at the June 21st meeting.

The City has an easement granting access over the west 33 feet of the Great River Energy property. This easement also allows the church to use the driveway that is within the easement.

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. The applicant submit a grading permit for any future grading that takes place on the cemetery site.

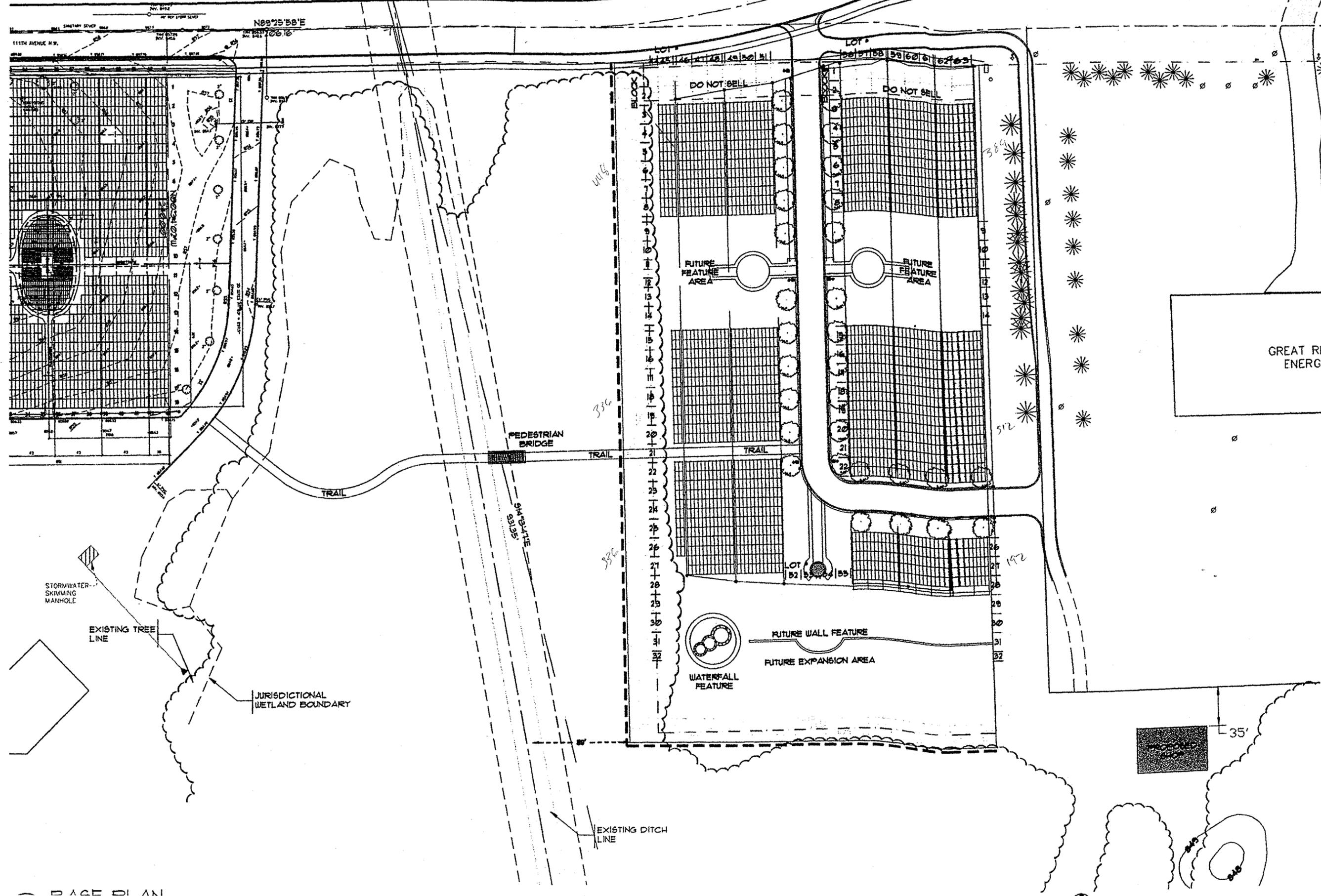
Attachments

site plan

PC minutes 6-21

Property Owners Map

11TH AVENUE NW



GREAT RI
ENERG

NAME: (17.2s (LMS Tech)) P:\temporary storage\Lennerz, M\0633 - Epiphany - Coon Rapids\DWG\AsBuil\08.17.09\Epiphany_NewBase_051012.dwg
E: May 24, 2012 3:27pm

3. **PLANNING CASE 12-12 – CHURCH OF THE EPIPHANY CUP AND SITE
PLAN FOR CEMETERY – PUBLIC HEARING**

It was noted the applicant is requesting approval of a site plan and conditional use permit for an expansion of their cemetery. Staff reviewed the site plan in detail with the Commission noting the location of the proposed cemetery and recommended approval with one condition.

Commissioner Lipinski asked if Epiphany Church had been working with the Great River Energy property on an easement. Planner Harlicker was unaware if the properties had previously reached an agreement.

Commissioner Stephenson questioned if the rear property line had a significant change in grade, and if the rear line would be fenced. Planner Harlicker explained a fence was not proposed.

Commissioner Stephenson suggested a fence be recommended along the rear property line.

Commissioner Schwartz asked why access to the cemetery was not made through Epiphany Church property instead of through the Great River Energy property. Planner Harlicker was uncertain but noted the shared access did allow for Great River Energy to reach the property behind their substation.

Acting Chair Lattimore inquired if a fence were recommended by the Planning Commission, at what height should this fence be. Planner Harlicker recommended the fence be no more than six feet in height.

Acting Chair Lattimore opened the public hearing at 6:42 p.m.

Ken Ziegler, 10986 Eagle Street NW, reviewed the gravel mining history of the Epiphany Church property with the Commission. He reviewed several photos with the Commission and expressed concern with the dumping of dirt and debris in the mining hole. He then expressed concern with the location of the proposed cemetery and how the property would be cleaned up.

Commissioner Stephenson questioned who owned the property to the south. Planner Harlicker noted Epiphany Church owns the property to the south. He noted the church did receive all necessary watershed permits to put a cemetery on this property.

Acting Chair Lattimore closed the public hearing at 6:51 p.m.

Commissioner Geisler recommended a second condition for approval stating any work on the site, from this point forward, would need approval by the City. She noted the City does not currently have a grading plan for this site and for this reason, the item could be tabled to allow staff to discuss the item further.

Commissioner Stephenson was in favor with this recommendation. He suggested that the Commission also recommend the property to the south be cleaned up, and that fencing along the south property line be reviewed.

Commissioner Schwartz questioned if the City would have a concerns with the 60 day review limit if the item were tabled this evening. City Attorney Brodie recommended the case be denied with findings instead of tabled. This would allow the applicant to bring forward a new CUP and Site Plan addressing the Commission's concerns.

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER STEVENS, TO DENY THE CHURCH OF THE EPIPHANY REQUEST BASED ON THE FACT THE APPLICATION WAS INCOMPLETE AND HAD NO GRADING PLAN. THE MOTION PASSED UNANIMOUSLY.

After further review, City Attorney Brodie commented the Church of the Epiphany CUP and Site Plan for a Cemetery could be given a 60 day extension if the Commission would like to table action this evening instead of denying the request.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER GEISLER, TO RECONSIDER THE MOTION MADE FOR THE CHURCH OF THE EPIPHANY REQUEST.

Commissioner Geisler stated it was reasonable to reconsider this request, table action and allow for Staff to meet with the applicant regarding the concerns of the Commission to allow the applicant to provide a more complete submittal of plans at a future meeting.

THE MOTION PASSED UNANIMOUSLY.

Commissioner Stephenson requested that the applicant in attendance be informed that this item was indeed tabled and not denied this evening.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHWARTZ, TO TABLE ACTION ON THE CHURCH OF THE EPIPHANY REQUEST TO THE JULY 19, 2012 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

The Planning Commission will review this item at its July 19, 2012 meeting.



Planning Commission Regular

2.

Meeting Date: 07/19/2012

Subject: PC 11-16 Frisbee Architects Site Plan Approval Extension

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting a one year extension of their site plan approval to August 3, 2013

ACTIONS

Decision by Planning Commission

Appeal available to City Council

60 DAY RULE

N/A

LOCATION

The project is located at 3707 Coon Rapids Boulevard

DISCUSSION

On August 3, 2011 Frisbee Architects was granted site plan approval to construct a 100 unit senior housing facility. A site plan approval is valid for one year. The applicant is requesting a 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 Frisbee Architects additional time finalize bids. The proposal has not changed and remains in conformance with the Land Use Plan and the City Code standards.

RECOMMENDATION

In Planning Case 11-16, it is recommended the Planning Commission **approve** an extension to the site plan approval until July 6, 2013.

Attachments

Extension request

F

· R · I · S · B · I · E
ARCHITECTS, INC

215 N. Second St., Suite 204 | River Falls, WI 54022

To: Scott Harlicker - Planner, City of Coon Rapids
RE: **Autumn Glen Senior Living**
Extension for the City of Coon Rapids Site Plan Approval
From: Mathew Frisbie, Frisbie Architects, Inc.
Date: 21 June 2012

This letter is a request for an extension of the site plan review approval for the proposed Autumn Glen Senior Living project located in Coon Rapids, MN. Site plan approvals are good for 1 year per Section 11-326. We continue to move the project forward with the project going out for bids by July 1, 2012 and we are looking towards a construction start this fall. At this time we are requesting a 12 month extension.

The site plan approval was for the development of a 100 unit senior housing building. This project is planned for the former Frank's Nursery site, a 3.5 acre redevelopment site located along Coon Rapids Boulevard, just east of Round Lake Boulevard, adjacent to the former Coon Rapids Dodge in Coon Rapids, MN. The rent structure is comparable to existing facilities and other new campuses that are currently being constructed across the country.

The building will incorporate typical senior campus amenities such as a dining room, family dining room, multi-purpose room, beauty shop, library, game room, spa room, management office and resident storage.

The management team is still Guardian Angels of Elk River, a senior care provider that addresses the needs of more than 2,000 seniors on an annual basis. Guardian Angels is a comprehensive senior care organization serving seniors across the northwest region of the Twin Cities regardless of their religious affiliation or economic status.

Thank you.

Sincerely,



Mathew J. Frisbie, AIA
President, Frisbie Architects, Inc.



Planning Commission Regular

3.

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

June 12, 2012

Description of Mercy MOB for City Planning Review

Frauenshuh HealthCare Real Estate Solutions proposed to develop a medical office building to service the north metro area in conjunction with Mercy Hospital. The building will be built by Kraus Anderson and will be designed by Pope Architects.

The Mercy Medical Office Building (MOB) is proposed to be built on the approximate 10 parcel of land north of Coon Rapids Boulevard and west of Black Foot Street NW. The site is part of Port Wellness and will become a major new feature added to Coon Rapids Boulevard.

The MOB is anticipated to be a four story building with approximately 123,000 square feet of space. The tenant mix is not yet finalized but is expected to include cancer treatment clinics, OB clinic and a variety of other specialty clinics. One major tenant anticipated is an Ambulatory Surgery Center that will provide same day surgeries and other minor invasive procedures. The clinic will have normal operating hours and is not a 24 hour facility.

Our design has followed required codes and regulations such as the IBC and other governing information. Included in the requirements are the Coon Rapids City requirements spelled out under the following sections:

- Code II-1800
- Code II-2700
- Code II-2800

Where noted below we are requesting designs that may reside slightly outside the terms spelled out in the noted sections. Below is a description and explanation of requested exception.

CODE: II-1810(11) Minimum Number of Parking Spaces Required. Medical and dental clinics and offices: one space for each 215 square feet of floor area.

STATUS: 1 stall per 215 s.f. equates to 4.65 stalls per 1,000 s.f. We are proposing a ratio of 4.5 stalls per 1,000 s.f. (or 1 stall per 222 s.f.) This is a slightly lower parking capacity when compared to the requirement. Our rationale is as follows:

- The proposed tenant mix of ambulatory surgery and cancer treatment modalities typically have a lower throughput when compared to high volume clinics such as family practice, orthopedics and pediatrics. The cancer clinics, support services and the ambulatory surgery center could account for nearly 40% of the building tenant space.
- The slightly lower number of stalls allows for additional green space to help blend the building into the environment and support a better design for Port Wellness.
- Slightly less impervious area which in turn helps with on-site storm water management.

CODE: II-2711(10) Development Guidelines. Parking. Locate surface parking to the rear or sides of buildings unless no other arrangement is practical. Parking to the front of a building if approved shall be limited to one 60 foot wide parking bay, consisting of one drive aisle with a parking row on each side.

STATUS: Our site design takes advantage of building location in order to provide the best views, access and functional layout while still allowing future development on the site. We are requesting the City grant approval to the building and parking locations based on the following:

- We have set the southwest corner of the building on the setback line from Coon Rapids Boulevard and moved the building as far west as to allow the service entry to be screened from Coon Rapids Boulevard and the neighboring residential areas as much as possible.
- Creating additional curb cuts along Coon Rapids Boulevard would be impractical so the site entry is proposed to be off Black Foot Street NW. Given the site orientation we have placed the parking to achieve the necessary number of stalls and storm water retainage. The building, parking and storm water retainage pond location along with green space requirements end up using nearly the entire site.
- To the extent possible, we have tried to screen the residential neighborhoods by having the retaining pond and berms between the site and adjoining properties.

CODE: 11-2711(6) Development Guidelines. Canopies and Awnings; Entry Treatments. Entries to principal buildings shall face the primary street; provided, where such access is unworkable, buildings may substitute for the primary street entry a focal feature facing the primary street. Corner entries may be used on corner lots. Nonresidential entries shall incorporate, and building street facades shall, where practical, incorporate, canopies and awnings to enliven the building appearance and provide a sense of shelter for pedestrians..

STATUS: As stated above the entry street to the site will be Black Foot Street NW. Although the site is on Coon Rapids Boulevard we are requesting the front be assigned to Black Foot Street NW.

We request these minor modifications to the regulations for approval of the Mercy Medical Office Building.

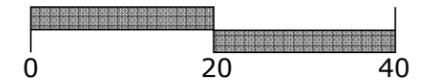
Sincerely,

David Moga, AIA
Project Manager
Pope Associates
1295 Bandana Boulevard N. Suite 200
St. Paul, MN 55108



EAST ELEVATION

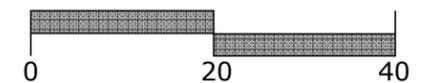
Scale: 1" = 20' - 0"



- CANOPY - ALUCOBOND - TO MATCH "INDIANA LIMESTONE"
- TEXTURED PRECAST BAND & CAP - BY STONEWORKS ARCHITECTURAL PRECAST INC. "INDIANA LIMESTONE" LIGHT SAND BLAST
- WINDOW FRAMES - COLOR SUCH AS KAWNEER "PERMANODIC" #8
- GLASS - 1" THICK, INSULATED, TINTED, LOW E (COLOR TO BE SELECTED)



- BRICK ENDICOTT "MEDIUM IRONSPOT #77 VELOUR ECONOMY NORMAN 4" X 4" X 16" (GROUT TO BE SELECTED)
- BRICK BELDEN - DOUBLE MONARCH 3-5/8" x 7-5/8" x 15-5/8" (COLOR TO BE SELECTED)
- BRICK - 2-1/8" HEIGHT RECESSED 3/8" (COLOR TO BE SELECTED)
- TEXTURED PRECAST BASE - BY STONEWORKS ARCHITECTURAL PRECAST INC. "OLD KASOTA" LIGHT SAND BLAST



SOUTH ELEVATION

Scale: 1" = 20' - 0"



MERCY MOB CORE & SHELL

COON RAPIDS, MINNESOTA

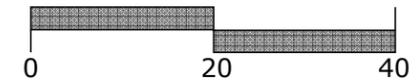
5-30-12 COMM# 26172-12007





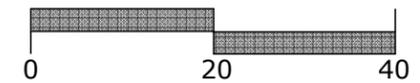
WEST ELEVATION

Scale: 1" = 20' - 0"



NORTH ELEVATION

Scale: 1" = 20' - 0"



TEXTURED PRECAST BAND & CAP - BY STONEWORKS ARCHITECTURAL PRECAST INC. "INDIANA LIMESTONE" LIGHT SAND BLAST

WINDOW FRAMES - COLOR SUCH AS KAWNEER "PERMANODIC" #8

GLASS - 1" THICK, INSULATED, TINTED, LOW E (COLOR TO BE SELECTED)

BRICK ENDICOTT "MEDIUM IRONSPOT #77 VELOUR ECONOMY NORMAN 4" X 4" X 16" (GROUT TO BE SELECTED)

BRICK BELDEN - DOUBLE MONARCH 3-5/8" x 7-5/8" x 15-5/8" (COLOR TO BE SELECTED)

BRICK - 2-1/8" HEIGHT RECESSED 3/8" (COLOR TO BE SELECTED)

TEXTURED PRECAST BASE - BY STONEWORKS ARCHITECTURAL PRECAST INC. "OLD KASOTA" LIGHT SAND BLAST



MERCY MOB CORE & SHELL

COON RAPIDS, MINNESOTA

5-30-12 COMM# 26172-12007





SOUTHEAST CORNER VIEW



MERCY MOB CORE & SHELL

COON RAPIDS, MINNESOTA

5-30-12 COMM# 26172-12007





Planning Commission Regular

4.

Meeting Date: 07/19/2012

Subject: PC 12-14 North Suburban Eye Specialists Site Plan Office Building

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting site plan approval for a 32,000 square foot office building at 3789 Coon Rapids Boulevard.

ACTIONS

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

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 site is located at the northeast corner of Round Lake Boulevard and Coon Rapids Boulevard. It is the site of the former McKay car dealership.

| | Existing Use | Comprehensive Plan | Zoning |
|-------------------------|--|---------------------------|--------------------|
| Subject Property | Vacant car dealership | Commercial Mixed Use | PORT |
| North | Bowling alley | Residential Mixed Use | General Commercial |
| South | Coon Rapids Boulevard and offices | Commercial Mixed Use | PORT |
| East | Vacant garden center | Commercial Mixed Use | PORT |
| West | Round Lake Boulevard and commercial strip center | Commercial Mixed Use | PORT |

DISCUSSION

| Dimensional Requirements | Proposed |
|--|------------------------------------|
| PORT Wellness | |
| Site Area – N/A | 3.8 acres |
| Lot Coverage - 80% Impervious surface maximum | Impervious surface coverage is 70% |
| Floor to Area Ratio – .6 | .2 |

| | |
|---|---|
| Parking – 149 spaces required, 1 space/215 square feet (4.65 spaces per 1,000sf) | 166 total spaces, 1 space/2186 square feet (5.4 spaces per 1,000sf) |
| Setbacks | Required |
| Bldg from Coon Rapids Blvd. | 50' min |
| Bldg from Round Lake Blvd. | 50' min |
| Bldg from east property line | 10' min |
| Bldg from north property line | 10' min |
| Parking from Coon Rapids Blvd. | 20' min |
| Parking from Round Lake Blvd. | 20' min |
| Parking from property lines | 5' min |
| Parking from Residential property line | 10' min |

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 | 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 – Traffic generated by the project will access on to Round Lake Boulevard and on to Coon Rapids Boulevard both streets can accommodate the traffic generated by this project. |
| (5) Conform to the City’s plans for parks, streets, service drives, and walkways | OK – There are existing sidewalks along Round Lake Boulevard and Coon Rapids Boulevard. |
| (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 | NO – 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 |
|--|---|
| <p>Two-Story Expression, 11-2711(1) Pitched roofs, dormers, gables containing windows</p> | <p>OK – The building is one story. However, the raised parapets, articulations to the rooflines provide for a two story expression.</p> |
| <p>Building Massing, 11-2711(2) Staggered components, columns, recessed entry areas, avoid long, even facades</p> | <p>OK – The building height is staggered. The variation is provided by a raised parapets and canopies. Columns and staggered building;ding components provide breaks in the facade.</p> |
| <p>Facades, 11-2711(3) Articulated building facades, 20 to 30 intervals</p> | <p>OK – The different building materials, windows, and recesses provide articulation to break up the facades of the building.</p> |
| <p>Varied Roof Shapes, 11-2711(4) Variety (pitched roofs, dormers, chimneys, parapets, cornices)</p> | <p>OK – The raised parapet and canopies provides breaks in the roof line.</p> |
| <p>Focal Features, 11-2711(5) Focal element (canopies, porticoes, overhangs, arches, recesses/projections, peaks/parapets over doors) on each building</p> | <p>OK – The entrance is a focal feature of the building. The canopy over the entrance and the large windows at the entrance help identify it.</p> |
| <p>Canopies/Awnings/Entry Treatments, 11-2711(6) Entries or focal features facing public streets</p> | <p>OK –The main entrance of the building is set off by a canopy and windows.</p> |
| <p>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.</p> | <p>OK - The exterior of the building includes a variety of materials. Exterior materials include brick, stone, architectural metal, EIFS and an architectural pre-cast limestone base. The building elevations exceeds 30% brick or stone.</p> |
| <p>Windows and Doors, 11-2711(8) Primary street level façade between 3 and 8 feet above grade must be 60% glass</p> | <p>OK - The primary street level facing Coon Rapids Boulevard complies with the 60% glass. The facade facing Round Lake Boulevard includes windows on the street level but not 60%.</p> |
| <p>Outdoor Spaces, 11-2711(9) Plazas, seating areas, outdoor furniture</p> | <p>OK– Seating areas should be incorporated near the entrance.</p> |
| <p>Parking, 11-2711(10) Locate parking to rear or sides of buildings.</p> | <p>OK – The majority of the parking is provided on the east side of the building. A single row with parking on each side is provided along the two streets.</p> |
| <p>Pedestrian/Bicycle Access and Circulation, 11-2711(11) Complete system from public ROW to buildings; minimum 5' wide sidewalks</p> | <p>OK – Internal sidewalks are provided. Sidewalk connections are also provided to Coon Rapids Boulevard and Round Lake Boulevard.</p> |
| <p>Urban Design Furniture/Amenities, 11-2711(12) Compatible furniture/amenities (benches, trash receptacles, pedestrian-scale lighting, bicycle racks)</p> | <p>NO - Benches and a trash receptacles should be provided at the entrances.</p> |
| <p>Landscaping and Screening, 11-2711(13)</p> | <p>NO - See discussion and table</p> |

| | |
|--|---|
| 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 an FAR of .2. Staff is recommending the Commission approved the proposed .2 FAR. A .6 FAR would require a 99,156 square foot building with 461 parking spaces.

Parking and Access

The site plan exceeds the number of required parking spaces. The code requires 149 spaces, the site plan includes 166 spaces. The spaces and drive aisles comply with the dimensional requirements.

There is a shared access across the north end of the site. The drive aisle is shared with the proposed senior housing development to the east. Because of differences in topography, there are no other options for shared drive aisles. There is a landscaped median between the two parking lots. There is a right-in/right-out only access on Coon Rapids Boulevard and a full access on Round Lake Boulevard.

Building Elevations

Even though the proposed building is a single story, certain design features give it a taller expression. The raised canopies over the entrances and raised parapets give the building a two story feel. The applicant has taken elements and materials used in the adjacent senior housing building and incorporated them into the design of this building. The elements include color of materials, use of brick and incorporating columns into the design. The design of the building complies with the 60% windows on the main facade facing Coon Rapids Boulevard. However, the facade facing Round Lake Boulevard (the west elevation), while including many windows does not meet the 60% requirement. Given the design of the building and the placement of the proposed windows and the proposed landscaping, staff recommends the Commission approve the proposed west elevation.

Grading and Drainage

The applicant had been working with the adjacent property owner on a combined stormwater pond. However, timing of the two projects has not allowed for the shared design. At this time, each project will have a pond that abuts the other but functions independently. The applicant will continue conversations with the adjacent developer should the opportunity for the shared pond materialize.

The stormwater pond will be designed and constructed as a raingarden. The planting schedule includes a mix of seeds specifically for raingardens. The property owner should ensure that proper maintenance is performed to ensure the raingarden functions properly and is aesthetically pleasing.

Landscape Table

| Location | Standard | Requirement | Proposed |
|------------------------|---|-------------|----------|
| Street Frontage | | | |
| Over-story | 1/25' of street frontage Coon Rapids Blvd | 20 | 12 |
| | 1/40' of street frontage Round Lake Boulevard | 6 | 6 |
| Shrubs | 1/5' of street frontage Coon Rapids Blvd and round Lake Boulevard | 103 | 83 |
| Open Areas | | | |

| | | | |
|------------|------------------------|----|-----|
| Over-story | 1/3000 sf of open area | 7 | 6 |
| Evergreen | 1/3000 sf of open area | 7 | 7 |
| Ornamental | 1/1500 sf of open area | 15 | 23 |
| Shrubs | 1/250 sf of open area | 85 | 119 |

Street Trees and Shrubs

The landscape plan does not include the required number of overstory trees along Coon Rapids Boulevard. The code requires overstory trees planted at 25 foot intervals, the plan has them planted at 30 foot intervals. The applicant proposed 30 foot intervals to allow the trees more room to grow. If planted 25 feet apart, there is not enough room for mature trees. The applicant proposed to include seven ornamental trees be planted along the parking lot to provide the additional trees along Coon Rapids Boulevard. The plan needs an additional 20 shrubs. The code requires 103 shrubs and the plan shows 83.

Green Space Landscaping

The site plan includes 21,212 square feet of green space. The landscape plan requires one additional overstory tree; otherwise, the plan complies with the green space landscaping requirements.

Parking and Foundation Landscaping

The parking area has sufficient landscaping to comply with the code. The landscaping in the common median with the project to the east is compatible with what was shown on their approved landscape plan. Foundation plantings on the side facing Coon Rapids Boulevard is required at a ratio of one shrub per linear foot of building frontage. The facade facing Coon Rapids Boulevard is 150 feet and requires 150 shrubs. Twenty-two shrubs are proposed along with 20 perennial reed grasses. Perennials are not counted toward the shrub requirement; the plan needs an additional 128 foundation shrubs along the Coon Rapids Boulevard frontage.

Signage

A single monument sign is proposed at the corner of Round Lake Boulevard and Coon Rapids Boulevard. The design and installation of the sign is subject to a separate sign and building permit.

RECOMMENDATION

In Planning Case 12-14, recommend approval of the site plan with the following conditions:

1. Seating areas and trash receptacles be provided at the entrances.
2. The landscape plan be revised to show an additional green space overstory tree, additional 20 street frontage shrubs and an additional 128 foundation shrubs along the Coon Rapids Boulevard building frontage.
3. The property owner establish a maintenance program for the rain garden and provide the city with a copy.

Attachments

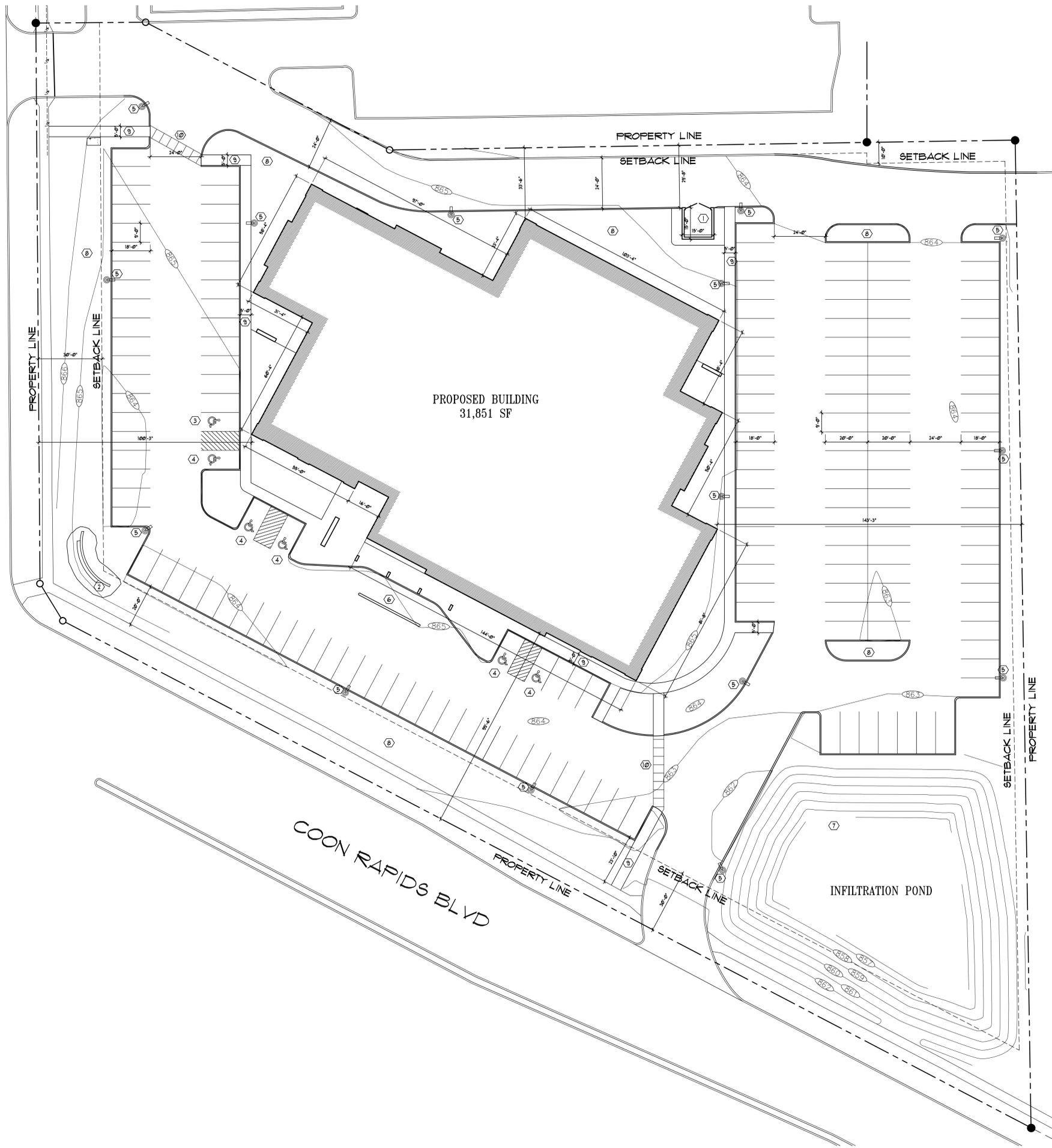
Site Plan

Landscape Plan

Building Elevations

Grading Plan

ROUND LAKE BLVD



PROPOSED BUILDING
31,851 SF

INFILTRATION POND

COON RAPIDS BLVD

1 SITE PLAN
A1.1 1"=20'-0"



- KEYED NOTES:**
- ① CHU DUMPSTER ENCLOSURE W/BERICK AND 100% OPAQUE GATE
 - ② 5'-0" TALL MONUMENTAL SIGN
 - ③ VAN ACCESSIBLE ADA PARKING SPACE
 - ④ ADA PARKING SPACE
 - ⑤ 25'-0" TALL LIGHT POLE
 - ⑥ DROP OFF AREA
 - ⑦ SEE CIVIL FOR RAIN GARDEN DETAILS
 - ⑧ SEE LL.1 FOR LANDSCAPE PLAN AND PLANTINGS
 - ⑨ 5'-0" CONCRETE SIDEWALK, TYP
 - ⑩ PAINTED PEDESTRIAN WALKWAY

LOT SQUARE FOOTAGE:
 IMPERVIOUS: 116,173 SF
 PERVIOUS: 45,992 SF
 TOTAL SITE: 162,165 SF
 CONFORMS TO CITY MAX 80% IMPERVIOUS

PARKING SPACES:
 PROVIDED: 166 SPACES
 REQUIRED: 149 SPACES

PARKING CALCULATIONS:
 31,851 SF / 215 = 148.14
 PROVIDE MIN. 149 SPACES

CONFORMS TO CITY OF COON RAPIDS GENERAL DISTRICT STANDARDS, CHAPTER 11-1810, ARTICLE 11: MEDICAL AND DENTAL CLINICS AND OFFICES SHALL RECEIVE ONE SPACE FOR EACH 215SF OF FLOOR AREA.

ADA PARKING SPACES: 5
 VAN ACCESSIBLE: 1
 TOTAL SPACES PROVIDED: 6

ISSUE:

| | | |
|---------|---|--------------------------|
| 6-11-19 | △ | CITY SUBMITTAL |
| 7-6-19 | △ | CITY SUBMITTAL REVISIONS |
| 7-9-19 | △ | CITY SUBMITTAL REVISIONS |

**COON RAPIDS
MEDICAL OFFICE BUILDING**

NORTH SUBURBAN EYE SPECIALISTS
COON RAPIDS, MN

• SITE PLAN

PROJECT NO: 19-019
 DRAWN BY: N.R.S.
 CHECKED BY: N.S.

A1.1

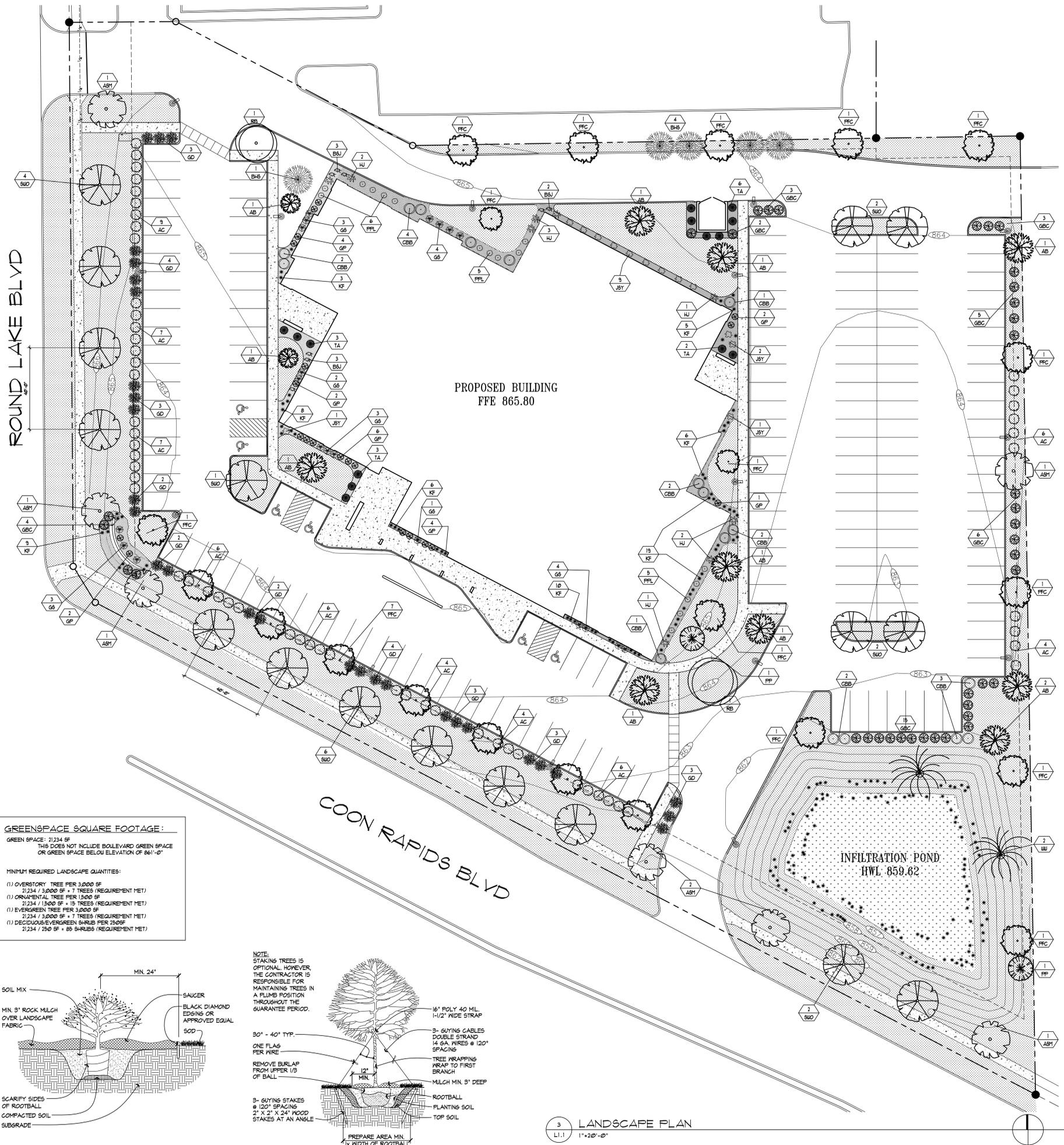
4800 WEST OLD SHAKOPEE ROAD
 SUITE 200
 BLOOMINGTON, MINNESOTA 55437
 PH: 952.996.9669
 FX: 952.996.9663
 WWW.SRARCHITECTSINC.COM

SRA
 SPERIDES REINHART ARCHITECTS, INC.

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

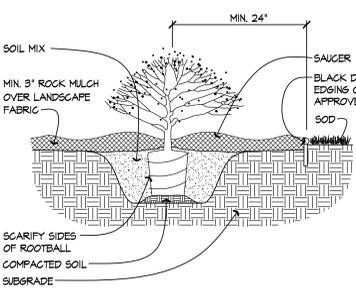
NAME: NICHOLAS S. SPERIDES
 DATE: _____
 TITLE: _____
 REG. NO.: 16881



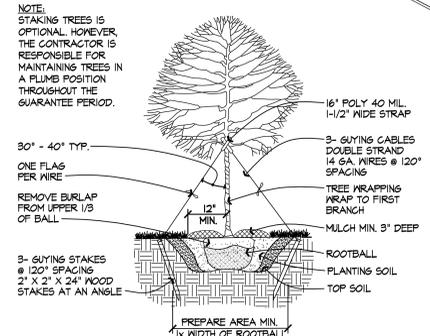
GREENSPACE SQUARE FOOTAGE:
 GREEN SPACE: 21,234 SF
 THIS DOES NOT INCLUDE BOULEVARD GREEN SPACE OR GREEN SPACE BELOW ELEVATION OF 861'-0"

MINIMUM REQUIRED LANDSCAPE QUANTITIES:

- (1) OVERSTORY TREE PER 3,000 SF
- 21,234 / 3,000 SF = 7 TREES (REQUIREMENT MET)
- (1) ORNAMENTAL TREE PER 1,500 SF
- 21,234 / 1,500 SF = 14 TREES (REQUIREMENT MET)
- (1) EVERGREEN TREE PER 3,000 SF
- 21,234 / 3,000 SF = 7 TREES (REQUIREMENT MET)
- (1) DECIDUOUS/EVERGREEN SHRUB PER 750 SF
- 21,234 / 750 SF = 28 SHRUBS (REQUIREMENT MET)



1 SHRUB PLANTING DETAILS
 L1.1 NOT TO SCALE



2 TREE PLANTING DETAILS
 L1.1 NOT TO SCALE

3 LANDSCAPE PLAN
 L1.1 1" = 20'-0"

| PLAN SYMBOL | QUANTITY | PPG | CODE | PLANT SCHEDULE | | | |
|-------------------------|----------|-----------|------|----------------|----------------------------|-----------------------------------|-----------------|
| DECIDUOUS TREES | | | | | | | |
| ASM | 7 | 2.5' CAL. | BEB | 50' H x 25' W | Acer Rubrum 'Autumn Spire' | Acer Rubrum 'Autumn Spire' | STRAIGHT LEADER |
| RB | 2 | 2.5' CAL. | BEB | 45' H x 35' W | River Birch | Betula Lenta | STRAIGHT LEADER |
| SUD | 17 | 2.5' CAL. | BEB | 50' H x 40' W | Sweetgum | Quercus bicolor | STRAIGHT LEADER |
| UU | 2 | 2.5' CAL. | BEB | 40' H x 30' W | White Willow | Salix Alba | STRAIGHT LEADER |
| CONIFEROUS TREES | | | | | | | |
| B4S | 5 | 6' HT. | BEB | 35' H x 20' W | Black Hills Spruce | Picea Glauca densata | STRAIGHT LEADER |
| PP | 2 | 6' HT. | BEB | 75' H x 25' W | Ponderosa Pine | Pinus Ponderosa | STRAIGHT LEADER |
| ORNAMENTAL TREES | | | | | | | |
| AB | 11 | 1.5' CAL. | BEB | 35' H x 20' W | Autumn Brilliance | Anemone grandiflora | STRAIGHT LEADER |
| PFC | 21 | 1.5' CAL. | BEB | 30' H x 20' W | Prairie Flowering Crab | Malva Prairiefire | STRAIGHT LEADER |
| DECIDUOUS SHRUBS | | | | | | | |
| GBC | 38 | 24" HT. | POT | 5' H x 5' W | Glossy Black Chokeberry | Aronia Melinocarpa | - |
| GD | 29 | 36" HT. | POT | 6' H x 6' W | Gray Dogwood | Cornus Racemosa | - |
| CBB | 17 | 36" HT. | POT | 5' H x 5' W | Compact Burning Bush | Euonymus Alatus 'Compactus' | - |
| GP | 21 | 18" HT. | POT | 3' H x 3' W | Goldfinger Potentilla | Potentilla Fruticosa 'Goldfinger' | - |
| GB | 20 | 18" HT. | POT | 2.5' H x 4' W | Goldflame Spiraea | Spiraea X Bumalda 'Goldflame' | - |
| PPL | 16 | 18" HT. | POT | 3' H x 3' W | Prairie Petal Lilac | Syringa Volgensis 'Prairie Petal' | - |
| AC | 59 | 18" HT. | POT | 6' H x 5' W | Alpine Currant | Ribes Alpinum | - |
| EVERGREEN SHRUBS | | | | | | | |
| HU | 9 | 24" HT. | POT | 1' H x 4' W | Hughes Juniper | Juniperus Horizontalis 'Hughes' | - |
| BSJ | 10 | 24" HT. | POT | 2.5' H x 4' W | Blue Star Juniper | Juniperus Squamata 'Blue Star' | - |
| TA | 14 | 24" HT. | POT | 2' H x 4' W | Teddy Arbutus | Thuja Occidentalis 'Teddy' | - |
| JST | 13 | 24" HT. | POT | 3' H x 6' W | Japanese Spreading Yew | Taxus Cuspitate | - |
| PERENNIALS | | | | | | | |
| KF | 66 | 1 GAL. | POT | 2' H x 2' W | Feather Reed Grass | Calamagrostis X Acutiflora | 'Karl Foerster' |
| GROUND COVER | | | | | | | |
| SYMBOL DESCRIPTION | | | | | | | |
| RANGARDEN | | | | | | | |
| SOD AREA | | | | | | | |
| BUFF LANDSCAPE ROCK | | | | | | | |
| CONCRETE SIDEWALKS | | | | | | | |
| BITUMINOUS WALKWAYS | | | | | | | |

| PLAN SYMBOL | QUANTITY | PPG | CODE | SEED MIXTURES | |
|-------------------------------------|---------------------------|--------------------------------|------|---------------|--|
| RAIN GARDEN PLANTING PROFILE | | | | | |
| A. RAIN GARDEN EDGES AND SLOPES | | | | | |
| # | NAME | SCIENTIFIC NAME | | | |
| 1 | BUTTERFLY FLOWER | ASCLEPIAS TUBEROSA | | | |
| 2 | PURPLE PRAIRIE CLOVER | DALEA PURPUREUM | | | |
| 3 | FEATHER REED GRASS | CALAMAGROSTIS 'KARL FOERSTER' | | | |
| 4 | PURPLE CONEFLOWER | ECHINACEA PURPUREA | | | |
| 5 | BLACK-EYED SUSAN | RUDBECKIA FULGIDA 'GOLDSTRUM' | | | |
| 6 | OBEDIENT PLANT | PHYSTOSTEGIA VIRGINIANUM | | | |
| B. RAIN GARDEN BOTTOMS | | | | | |
| # | NAME | SCIENTIFIC NAME | | | |
| 1 | JOE-PYE WEE | EUPATORIUM MACULATUM | | | |
| 2 | CARDINAL FLOWER | LOBELIA CARDINALIS | | | |
| 3 | PINK TURTLEHEAD | CHELONE SPF. | | | |
| 4 | VIRGINIA BLUEBELLS | MERTENSIA VIRGINIANA | | | |
| 5 | SWITCHGRASS 'HEAVY METAL' | PANICUM VIRGATUM 'HEAVY METAL' | | | |

- LANDSCAPE NOTES:**
- ALL PLANTING IN TURF AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM. NO WATER IS ALLOWED ON ANY PAVEMENT, PARKING WALKWAY OR BUILDING. THE IRRIGATION CONTRACTOR IS TO DESIGN AND SUBMIT SHOP DRAWING OF IRRIGATION DESIGN AND CALCULATIONS TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. IRRIGATION DESIGN IS TO MEET ALL CITY PLUMBING CODES AND REQUIREMENTS.
 - EDGE ALL SHRUB AND PERENNIAL BEDS WITH 50X (6) INCH BLACK VINYL EDGING (BLACK DIAMOND OR APPROVED EQUAL).
 - PROVIDE FOUR (4) INCH MINIMUM DEPTH OF SHREDDED HARDWOOD BARK MULCH IN FOUR (4) FOOT DIAMETER RINGS AROUND ALL TREES LOCATED IN TURF AREAS. NO VINYL EDGING IS REQUIRED FOR TREES LOCATED IN SHRUB AREAS AND SEEDING AREAS.
 - PROVIDE FOUR (4) INCH MINIMUM DEPTH OF SHREDDED HARDWOOD BARK MULCH IN ALL SHRUB AREAS.
 - PROVIDE THREE (3) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN ALL PERENNIAL AREAS.
 - PROVIDE THREE (3) INCH DEPTH OF ONE AND ONE-HALF (1.5) INCH RIVER ROCK OVER BLACK LANDSCAPE FABRIC UNLESS OTHERWISE NOTED ON PLAN.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR MUST ENSURE THAT THE FINAL GRADES ARE MET AS SHOWN ON GRADING PLAN. IF ANY DISCREPANCIES ARE FOUND, IMMEDIATELY NOTIFY ARCHITECT FOR RESOLUTION.
 - ALL PLANT MATERIALS ARE TO CONFORM WITH STATE AND LOCAL CONSTRUCTION STANDARDS AND THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE AND DISFIGURATION.
 - QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLAN, SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
 - SOD SHOWN ON LANDSCAPE PLAN TO BE INSTALLED BY LANDSCAPE CONTRACTOR. SOD TO BE MINOT 3878.2A. FREE OF WEEDS AND DISEASE. APPLY MINIMUM SIX (6) INCHES OF TOPSOIL AND THOROUGHLY FERTILIZE BEFORE LAYING SOD. LANDSCAPE CONTRACTOR TO MAINTAIN SODDED AREAS IN HEALTHY CONDITION.
 - PLANTING SOIL FOR BACKFILLING TO BE TOPSOIL WITH 3 LBS. OF COMMERCIAL FERTILIZER AND ONE-FIFTH YARD OF PEAT MOSS PER CUBIC YARD. TOPSOIL TO BE MINOT SELECT TOPSOIL BORROW 3877A.
 - SPREAD PLANTING SOIL AT MINIMUM EIGHTEEN (18) INCH DEEP IN ALL PERENNIAL BEDS PRIOR TO PLANTING.
 - FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION UNLESS OTHERWISE NOTED.
 - LANDSCAPE CONTRACTOR TO MAINTAIN PLANTS IN HEALTHY CONDITION THROUGHOUT GUARANTY PERIOD. THE GUARANTY PERIOD IS TWO GROWING SEASONS FROM DATE OF PROVISIONAL ACCEPTANCE UNTIL FINAL ACCEPTANCE.

SRA
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DATE: 10/20/18
 REVISION: 18081

ISSUE: 6-11-19
 7-6-19
 7-9-19

△ CITY SUBMITTAL REVISIONS
 △ CITY SUBMITTAL REVISIONS
 △ CITY SUBMITTAL REVISIONS

COON RAPIDS MEDICAL OFFICE BUILDING
 NORTH SUBURBAN EYE SPECIALISTS
 COON RAPIDS, MN

PROJECT NO: 19-019
 DRAWN BY: N.R.S.
 CHECKED BY: N.S.

L1.1



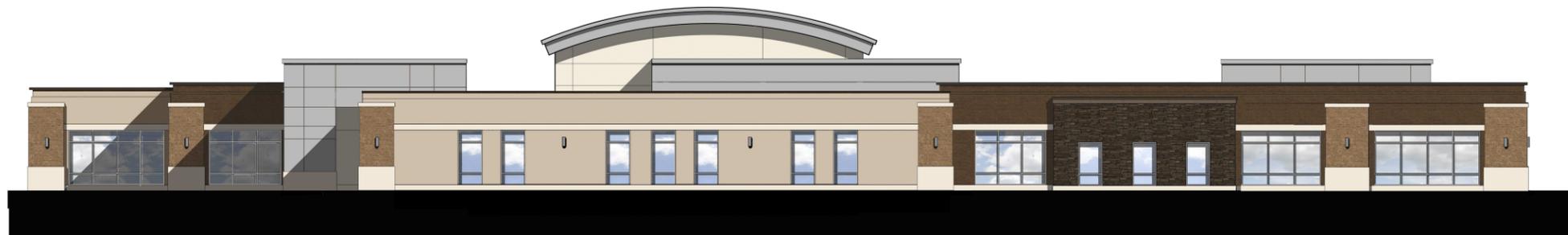
SOUTH ELEVATION



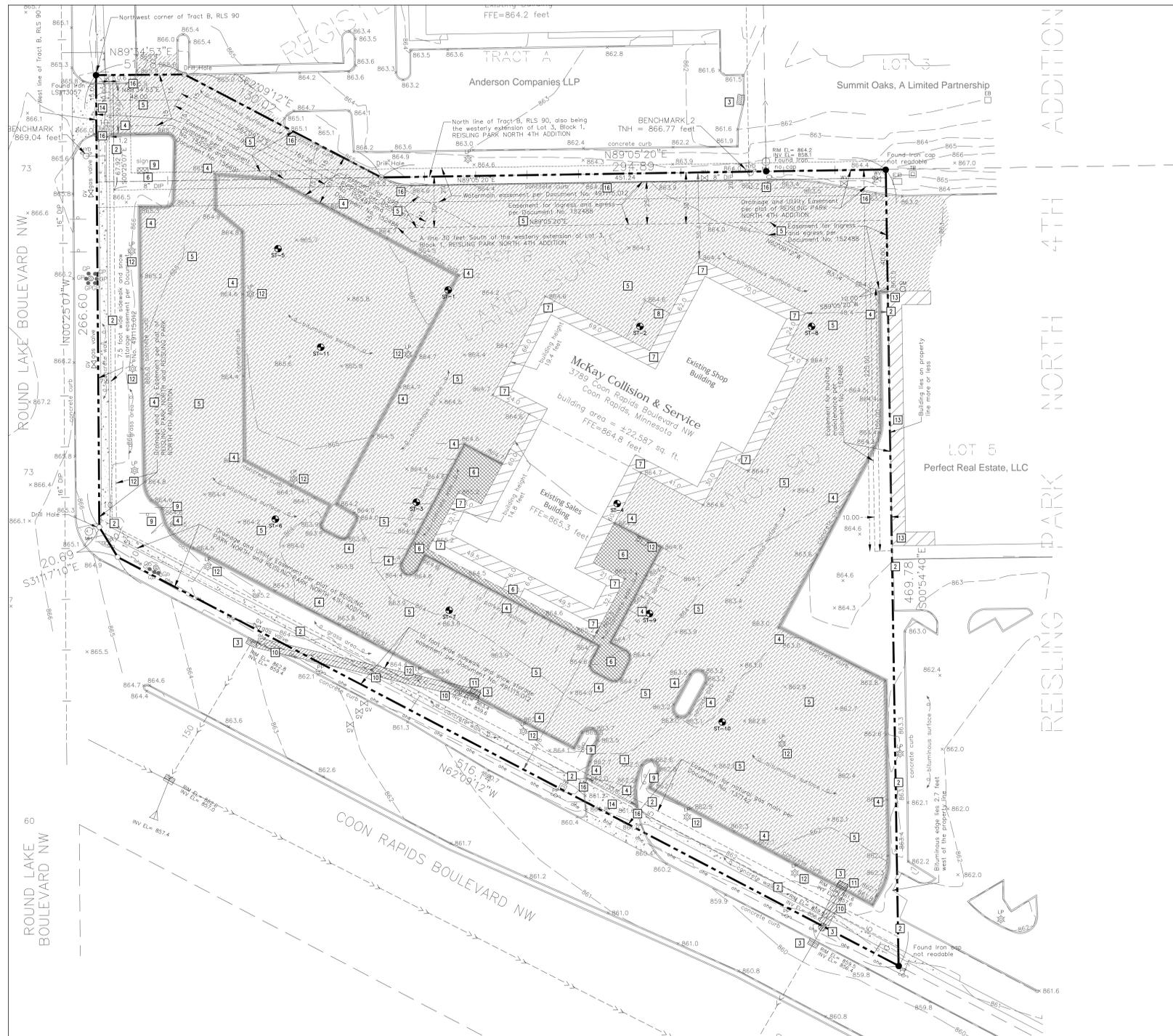
EAST ELEVATION



WEST ELEVATION

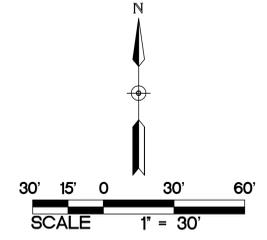


NORTH ELEVATION



| PROPOSED PLAN SYMBOLS | |
|----------------------------|-------|
| CONSTRUCTION LIMITS | --- |
| SILT FENCE | —X—X— |
| PROPERTY LINE | --- |
| SAWCUT LINE (APPROX.) | --- |
| ROCK CONSTRUCTION ENTRANCE | --- |
| BITUMINOUS REMOVAL | --- |
| CONCRETE REMOVAL | --- |
| PIPE ABANDONMENT/REMOVAL | --- |
| TREE REMOVAL | --- |
| CURB REMOVAL | --- |

| ABBREVIATIONS | |
|---------------|--------------------------|
| BLDG | Building |
| BM | Bench Mark |
| CB | Catch Basin |
| CL | Center Line |
| CONC | Concrete |
| DIP | Ductile Iron Pipe |
| ELEV | Elevation |
| EX | Existing |
| FFE | Finished Floor Elevation |
| INV | Invert |
| MAX | Maximum |
| MH | Manhole |
| MIN | Minimum |
| PVC | Polyvinyl Chloride |
| RCP | Reinforced Concrete Pipe |
| RED | Reducer |



NOTE: WHERE NO CONSTRUCTION LIMITS ARE SHOWN USE PROPERTY LINE FOR EXTENT OF CONSTRUCTION AREA.

KEYED NOTES

- KEYED NOTES ARE DENOTED BY [KEY] ON PLAN.
- INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 3/C1.0.
 - INSTALL SILT FENCE. REFER TO DETAIL 4/C1.0.
 - INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 2/C1.0.
 - REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
 - REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
 - REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
 - REMOVE BUILDING IN ITS ENTIRETY, INCLUDING EXTERIOR STAIRS, OVERHANGS, FOOTINGS, AND SMALL UTILITIES. COORDINATE REMOVAL OF SMALL UTILITIES WITH LOCAL UTILITY COMPANIES.
 - REMOVE FENCE IN ITS ENTIRETY.
 - REMOVE SIGN IN ITS ENTIRETY.
 - ABANDON EXISTING STORM SEWER TO THE EXTENTS SHOWN. BULKHEAD AT DOWNSTREAM END AND BACKFILL PIPE WITH SAND OR LEAN CONCRETE FILL. COORDINATE REMOVAL LIMITS WITH UTILITY CONTRACTOR PRIOR TO START OF CONSTRUCTION. FOLLOW ALL CITY OF COON RAPIDS STANDARDS AND SPECIFICATIONS.
 - REMOVE EXISTING CATCH BASIN IN ITS ENTIRETY.
 - REMOVE EXISTING LIGHT POLE/ELECTRIC BOX. COORDINATE POSSIBLE REUSE OF LIGHT POLES WITH OWNER PRIOR TO START OF CONSTRUCTION.
 - EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING CONCRETE DRIVE ENTRANCE TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING CURB AND GUTTER TO REMAIN. PROTECT AT ALL TIMES.

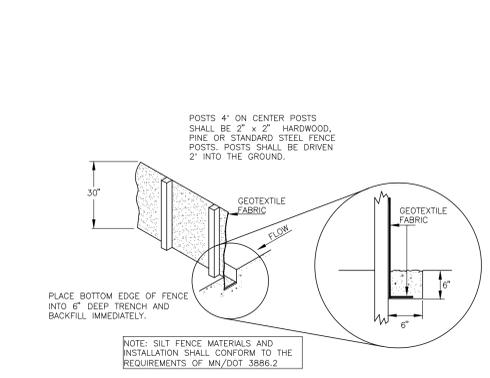
DEMOLITION AND REMOVAL NOTES:

- PRIOR TO START OF DEMOLITION, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND INSPECTED BY THE CITY OF COON RAPIDS AND ANOKA COUNTY. ALL SILT FENCES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY CONSTRUCTION ACTIVITY. SILT FENCES SHALL BE INSTALLED ALONG THE CONTOUR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 855-484-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO CLEARLY IDENTIFY IN THE FIELD THE WETLAND PERIMETERS THAT ARE NOT TO BE IMPACTED SO THAT NO ENCROACHMENT OCCURS. AFTER THE PERIMETERS ARE CLEARLY MARKED IN THE FIELD, THE CONTRACTOR IS TO CONTACT COON CREEK WATERSHED DISTRICT TO CONFIRM AND APPROVE NO ENCROACHMENT LIMITS.
- THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR IS TO VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
- ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT, ARE TO BE PROTECTED AT ALL TIMES.
- ALL EXISTING CURB AND GUTTER IS TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT FROM THE SAW CUT LINES TO THE NEAREST JOINT.
- THE BACKGROUND INFORMATION WAS PREPARED BY CARLSON MCCAIN, (763) 489-7900.
- ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF COON RAPIDS STANDARDS AND SPECIFICATIONS.

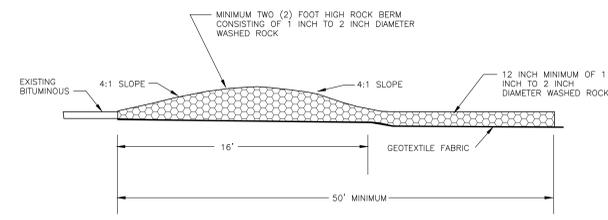
GENERAL NOTES:

- CONCRETE CURB AND GUTTER, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH THE CITY OF COON RAPIDS AND UTILITY OWNER. REFER TO ALL CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND PEDESTRIAN ACCESS WHERE APPLICABLE.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
- THE ROCK CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF COON RAPIDS FOR THE EXACT ROCK CONSTRUCTION ENTRANCE LOCATION.

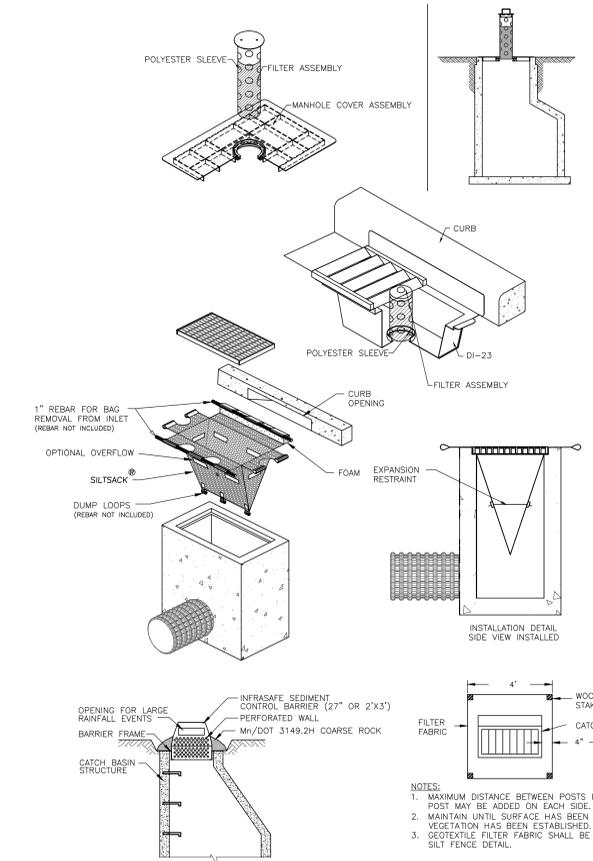
1 DEMOLITION PLAN
C1.0
1"=30'



4 SILT FENCE
C1.0
NOT TO SCALE

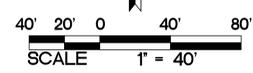
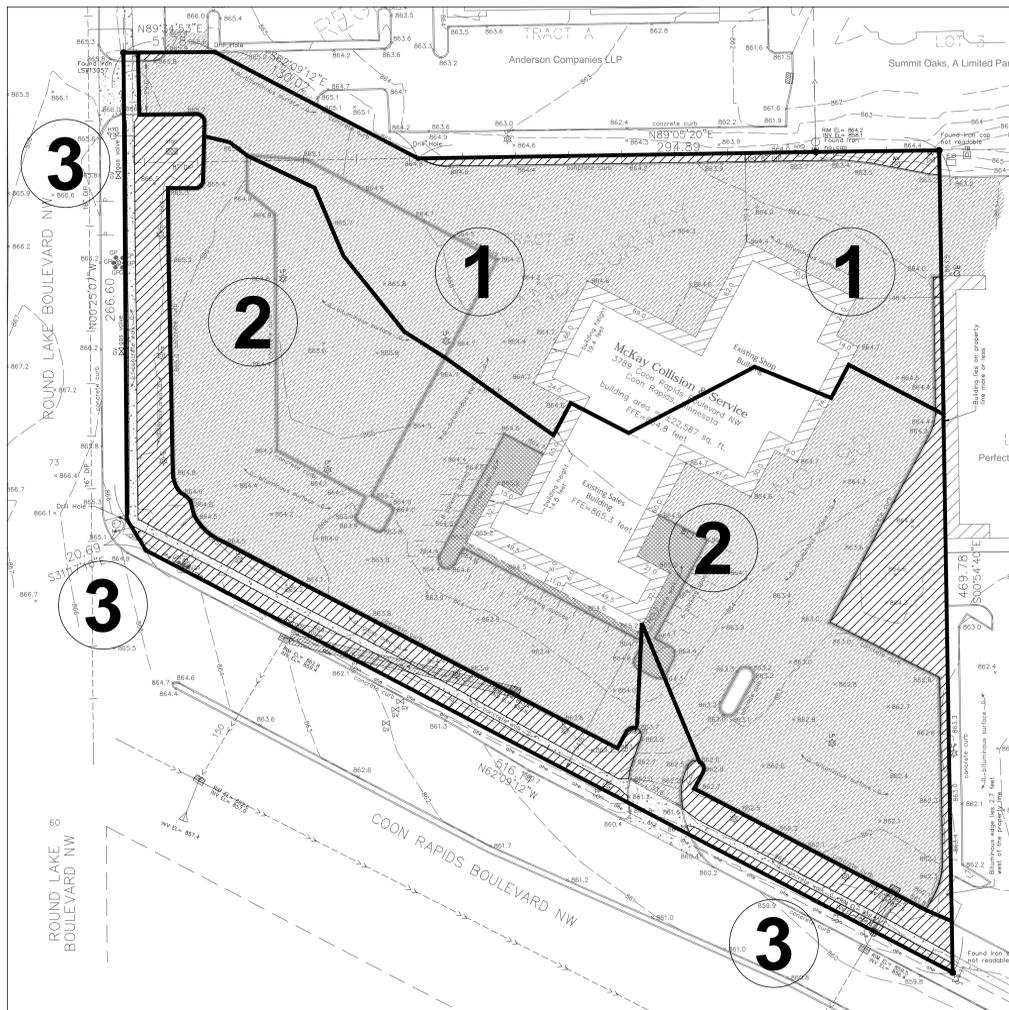


3 BERMED ROCK CONSTRUCTION ENTRANCE
C1.0
NOT TO SCALE



2 INLETS SEDIMENTATION PROTECTION OPTIONS
C1.0
NOT TO SCALE

| ISSUE | DATE | DESCRIPTION |
|-------|------------|----------------|
| 1 | 06-11-2012 | CITY SUBMITTAL |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |



ABBREVIATIONS

| | |
|-------|---|
| BLDG | Building |
| BMP | Best Management Practice |
| BW | Bottom of Wall |
| CB | Catch Basin |
| CONC | Concrete |
| ELEV | Elevation |
| EX | Existing |
| FFE | Finished Floor Elevation |
| HWL | High Water Level |
| INV | Invert |
| MAX | Maximum |
| MH | Manhole |
| MIN | Minimum |
| NPDES | National Pollutant Discharge Elimination System |
| NWL | Normal Water Level |
| PVC | Polyvinyl Chloride |
| RCP | Reinforced Concrete Pipe |
| TW | Top of Wall |
| W.O. | Washout |

AGENCY CONTACTS

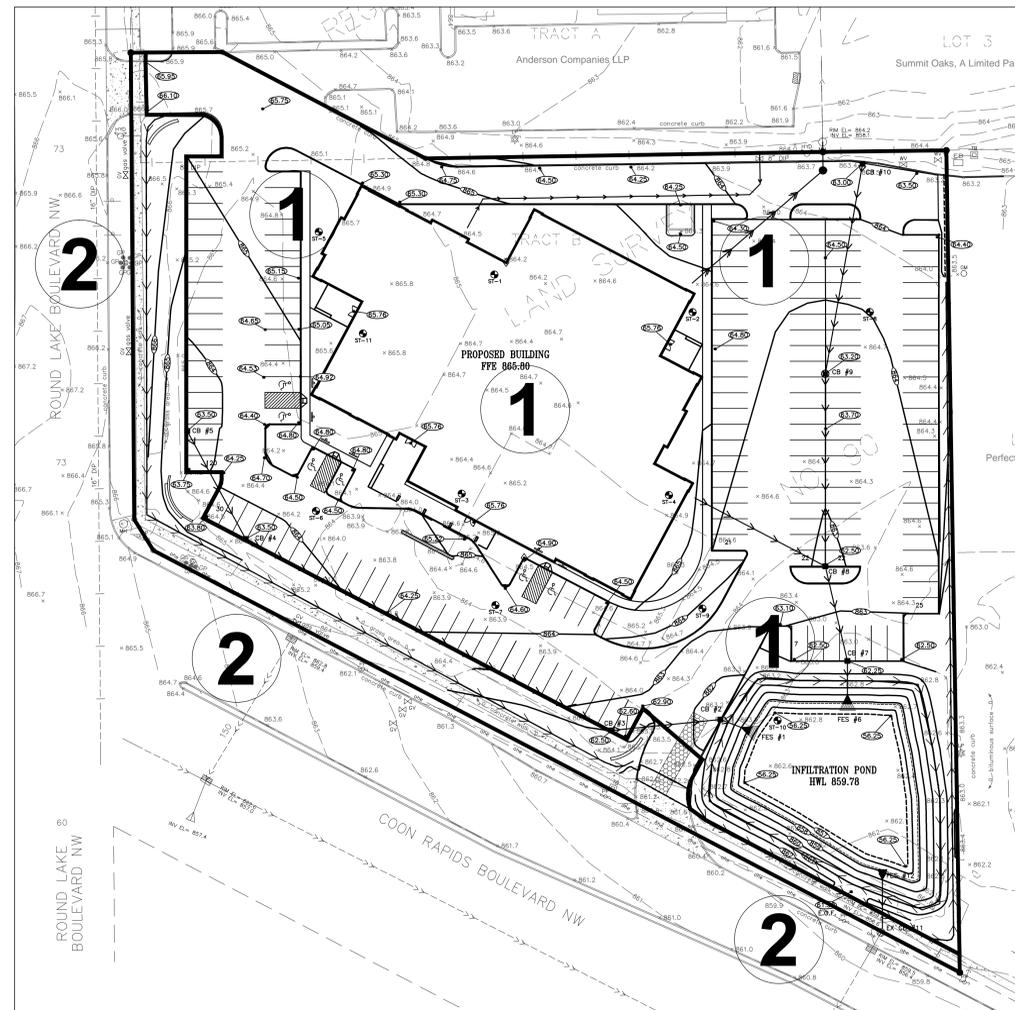
CITY OF COON RAPIDS
ENGINEERING DEPARTMENT
11155 ROBINSON DRIVE
COON RAPIDS, MN 55433
PHONE: (763) 755-2880

MINNESOTA POLLUTION CONTROL AGENCY
520 LAFAYETTE ROAD
SAINT PAUL, MN 55155
PHONE: (651) 296-6300

COON CREEK WATERSHED DISTRICT
12301 CENTRAL AVENUE NE, SUITE 100
BLAINE, MN 55434
PHONE: (763) 755-0975

OWNER:
OWNER NAME, COMPANY NAME,
ADDRESS AND PHONE NUMBER

NOTE:
THE CONTRACTOR MUST COMPLETE, SIGN, OBTAIN
OWNER'S SIGNATURE, FEE, AND SEND IN THE
NPDES PERMIT APPLICATION.



1 EXISTING CONDITIONS
C5.0 1"=40'

2 PROPOSED CONDITIONS
C5.0 1"=40'

EXISTING DRAINAGE AREAS

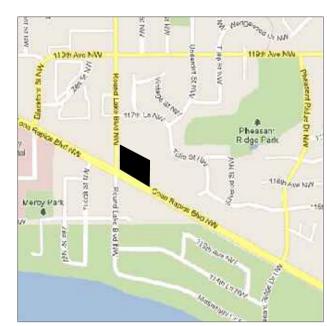
| DRAINAGE AREA | IMPERVIOUS AREA (ACRES) | PERVIOUS AREA (ACRES) | TOTAL AREA (ACRES) | Q OUT (CFS) STORM EVENT | | | | ROUTING |
|---------------|-------------------------|-----------------------|--------------------|-------------------------|-----------------|-----------------|------------------|---------|
| | | | | 1-YEAR (2.30") | 10-YEAR (4.10") | 25-YEAR (4.70") | 100-YEAR (5.85") | |
| 1 | 1.10 | 0.04 | 1.14 | 3.61 | 4.32 | 6.75 | 9.75 | |
| 2 | 2.02 | 0.13 | 2.15 | 6.33 | 7.67 | 12.30 | 18.02 | |
| 3 | 0.14 | 0.36 | 0.50 | 0.00 | 0.03 | 0.48 | 1.35 | |
| TOTAL | 3.26 | 0.53 | 3.79 | 9.94 | 12.02 | 19.53 | 29.12 | |

STORMWATER RUNOFF SUMMARY

| | 1-YR STORM (2.30") RUNOFF (CFS) | 10-YR STORM (4.10") RUNOFF (CFS) | 25-YR STORM (4.70") RUNOFF (CFS) | 100-YR STORM (5.85") RUNOFF (CFS) |
|---------------|------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|
| EXISTING SITE | 9.94 | 12.02 | 19.53 | 29.12 |
| PROPOSED SITE | 0.33 | 4.66 | 6.30 | 8.81 |

PROPOSED DRAINAGE AREAS

| DRAINAGE AREA | IMPERVIOUS AREA (ACRES) | PERVIOUS AREA (ACRES) | TOTAL AREA (ACRES) | Q OUT (CFS) STORM EVENT | | | | ROUTING |
|-------------------|-------------------------|-----------------------|--------------------|-------------------------|-----------------|-----------------|------------------|---------|
| | | | | 1-YEAR (2.30") | 10-YEAR (4.10") | 25-YEAR (4.70") | 100-YEAR (5.85") | |
| 1 | 2.55 | 0.77 | 3.32 | 0.33 | 1.46 | 1.89 | 2.78 | POND |
| 2 | 0.12 | 0.35 | 0.47 | 0.00 | 3.20 | 4.41 | 6.03 | OFFSITE |
| INFILTRATION POND | - | - | - | 0.00 | 3.20 | 4.41 | 6.03 | OFFSITE |
| TOTAL | 2.67 | 1.12 | 3.79 | 0.33 | 4.66 | 6.30 | 8.81 | |



VICINITY MAP

PROJECT NARRATIVE

THE EXISTING SITE IS AN APPROXIMATE 3.79 ACRE PARCEL LOCATED ON THE CORNER OF ROUND LAKE BOULEVARD AND COON RAPIDS BOULEVARD IN COON RAPIDS, MINNESOTA. CURRENTLY ONSITE THERE IS AN EXISTING MCKAY SERVICES AND COLLISION BUILDING WITH SURROUNDING BITUMINOUS PARKING. THE SOUTHERLY PORTION OF THE SITE FLOWS SOUTH TO EXISTING STORM SEWER LOCATED ALONG THE PARKING LOT CURB LINE. THIS STORM SEWER TIES INTO EXISTING CITY STORM SEWER ALONG COON RAPIDS BOULEVARD. THE NORTHERLY PORTION OF THE SITE SHEET FLOWS WEST TOWARDS THE NEIGHBORING PERFECT REAL ESTATE PROPERTY. CURRENTLY NO ONSITE TREATMENT IS PROVIDED.

THE PROPOSED SITE WILL INCLUDE THE INSTALLATION OF AN APPROXIMATE XXXX SQUARE FOOT BUILDING WITH SURROUNDING PARKING. STORMWATER FROM THE PROPOSED SITE WILL FLOW TO AN INFILTRATION POND LOCATED IN THE SOUTH EAST PORTION OF THE SITE VIA OVERLAND SHEET FLOW AND UNDERGROUND PIPING. THE PROPOSED INFILTRATION POND WILL BE A JOINT TREATMENT POND FOR THE PROPOSED SITE AND NEIGHBORING SITE TO THE EAST. THE INFILTRATION POND HAS BEEN SIZED TO TREAT 1-INCH OF RAINFALL OVER THE TOTAL AREA FROM BOTH SITES. THE INFILTRATION POND OUTLETS TO THE SOUTH EAST AND EVENTUALLY CONNECTS TO CITY STORM SEWER.

POLLUTION PREVENTION MANAGEMENT MEASURES

SOLID WASTE DISPOSED PROPERLY; COMPLY WITH MPCA REQUIREMENTS.

HAZARDOUS WASTE STORED (SECONDARY CONTAINMENT, RESTRICTED ACCESS) AND DISPOSED IN COMPLIANCE WITH MPCA REQUIREMENTS.

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED.

NO ENGINE DEGREASING ALLOWED ON-SITE.

CONCRETE WASHOUT ON-SITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER; THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. THE CONCRETE WASHOUT AREA INDICATED ON THE PLANS IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION IN ACCORDANCE WITH MPCA REQUIREMENTS.

FINAL STABILIZATION

STABILIZATION BY UNIFORM PERENNIAL VEGETATIVE COVER (70% DENSITY) DRAINAGE DITCHES STABILIZED.

ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMP'S REMOVED.

CLEAN OUT SEDIMENT FROM CONVEYANCES AND SEDIMENTATION BASINS (RETURN TO DESIGN CAPACITY).

GRADING & SOILS

THE EXISTING SITE IS PRIMARILY PAVED WITH AN APPROXIMATE 2/25 TO 3 INCHES OF ASPHALT PAVEMENT AND AN UNDERLYING 6 TO 7 INCHES OF AGGREGATE BASE.

FILL HAS ENCOUNTERED IN THE BORINGS FROM 3 TO 8 FEET. THE FILL IS COMPRISED OF PRIMARILY SILTY SANDS AND POORLY GRADED SANDS WITH SILT.

GLACIAL OUTWASH WAS ENCOUNTERED RANGING FROM 5 TO 20 FEET BELOW EXISTING GRADES. THE GLACIAL OUTWASH WAS GRANULAR IN NATURE CONSISTING OF SANDS, GRAVEL AND ISOLATED CLAY SEAMS.

GROUNDWATER WAS ENCOUNTERED AROUND DEPTHS OF 845 TO 850 MEAN SEA LEVEL.

INSPECTIONS

EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 1/2 INCH OVER 24 HOURS RAIN EVENT.

STABILIZED AREAS: ONCE EVERY 30 DAYS.

FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.

RECORDS: A COPY OF THE GRADING, DRAINAGE EROSION CONTROL PLAN AND WATERSHED DATA & SWPPP PLANS AS WELL AS THE INSPECTIONS/MAINTENANCE LOGS ARE TO BE KEPT EITHER IN THE FIELD OFFICE, INSPECTOR'S VEHICLE OR CONTRACTOR'S VEHICLE.

CONSTRUCTION ACTIVITY EROSION PREVENTION PRACTICES

PROVIDE TEMPORARY PROTECTION OR PERMANENT COVER FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 FEET OF A SURFACE WATER, CURB AND GUTTER, CATCH BASIN, OR ANY STORM WATER CONVEYANCE SYSTEM CONNECTED TO ANY OF THE ABOVE WITHIN THE FOLLOWING TIME FRAME:

THE TIME AN AREA CAN REMAIN OPEN WHEN NOT ACTIVELY BEING WORKED ON:

- SLOPES STEEPER THAN 3:1 - 7 DAYS
- SLOPES 10:1 TO 3:1 - 14 DAYS
- SLOPES FLATTER THAN 10:1 - 14 DAYS

DITCHES THAT CONNECT TO A SURFACE WATER MUST BE STABILIZED WITHIN 200-FEET FROM THE EDGE OF PROPERTY OR WITHIN 200-FEET TO ANY SURFACE WATER WITHIN 24-HOURS.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24-HOURS AFTER CONNECTION TO A SURFACE WATER.

SEDIMENT CONTROL MEASURES MUST BE INSTALLED ON ALL DOWN GRADIENT DISTURBING ACTIVITIES BEGIN.

OTHER NOTES:

- LONG TERM MAINTENANCE OF THE SITE WILL BE PERFORMED BY THE OWNER. XXXXXX INCLUDED MAINTENANCE FOR STORMWATER DEVICES SHALL BE:
 - INSPECT SUMP CATCH BASINS ON A BIENNIAL BASIS; ONCE IN THE SPRING AND ONCE IN THE FALL.
 - CLEAN SUMP CATCH BASINS OF SEDIMENT AND DEBRIS ANNUALLY OR WHEN SEDIMENTS FILL 1/3 OF THE STORAGE VOLUME.
 - ADDITIONAL LONG TERM MAINTENANCE MEASURES.
- THIS SWPPP DOCUMENT HAS BEEN PREPARED BY BKRM ENGINEERS. A COPY OF THEIR EROSION AND SEDIMENT CONTROL PROGRAM CERTIFICATION IS AVAILABLE UPON REQUEST.
- THIS SWPPP DOCUMENT MUST BE AMENDED AS NECESSARY DURING CONSTRUCTION IN ORDER TO KEEP IT CURRENT WITH THE POLLUTANT CONTROL MEASURES UTILIZED AS THE SITE. THE SITE MAP SHOWING LOCATIONS OF ALL STORM WATER CONTROLS MUST BE POSTED ON THE SITE AND UPDATED TO REFLECT THE PROGRESS OF CONSTRUCTION.

NOTE:

THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT INCLUDES THE CIVIL ENGINEERING PLANS AND THE PROJECT MANUAL. CONTRACTOR TO SUPPLY CONSTRUCTION PHASING NARRATIVE, ESTIMATED PRELIMINARY QUANTITIES OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S ANTICIPATED AT THE START OF THE PROJECT AND FOR THE LIFE OF THE PROJECT. AND LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS. CONTRACTOR IS TO REVIEW MINNESOTA POLLUTION CONTROL AGENCY'S INSTRUCTIONS FOR THE APPLICATION FOR MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY PRIOR TO SUBMITTING APPLICATION.

SEDIMENT AND EROSION CONTROL MAINTENANCE

PERIMETER SEDIMENT CONTROL PRACTICES: WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE BMP, THE SEDIMENT MUST BE REMOVED WITHIN 24 HOURS. IF PERIMETER SEDIMENT CONTROL HAS BEEN DAMAGED OR IS NOT FUNCTIONING PROPERLY, IT MUST BE REPAIRED AND/OR REPLACED WITHIN 24 HOURS. PERIMETER BMP MEASURES MAY INCLUDE SILT FENCING.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS: ALL TRACKED SEDIMENT ONTO PAVED SURFACES MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR MORE FREQUENTLY IF REQUIRED BY CITY OR WATERSHED.

CONSTRUCTION SITE DEWATERING: SITE WATER DISCHARGE DUE TO CONSTRUCTION DEWATERING OPERATIONS SHALL BE MONITORED FOR SEDIMENTATION AND TREATED PRIOR TO DISCHARGE TO PUBLIC STORM SEWERS. TREATMENT OF DEWATERING DISCHARGE MAY BE ACCOMPLISHED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE BMP'S.