



PLANNING COMMISSION AGENDA

Thursday, May 16, 2013

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- April 18, 2013

Approval of Minutes from Previous Meeting

Old Business

1. PC 13-5 and 13-6 MWF Properties, Land Use Plan Amendment and Zone Change, 3531 Coon Rapids Blvd (Pederson Floral)

New Business

2. PC 13-8, Rapids 3350, Site Plan multi-tenant retail and restaurant, 3350 River Rapids Drive
3. PC 13-9, Mid America Real Estate, Land Use Plan Amendment 2624-2760 Coon Rapids Blvd.
4. PC 13-10, Mid America Real Estate, Zone Change, 2624-2760 Coon Rapids Blvd.
5. PC 13-11, MJM Partnership, Revision to Final PUD, 10091 and 10087 Dogwood Street

Other Business

Current Development

Adjourn



Planning Commission Regular

Meeting Date: 05/16/2013

SUBJECT: Approval of Minutes from Previous Meeting- April 18, 2013

Attachments

Draft minutes from April 18th meeting

COON RAPIDS PLANNING COMMISSION MEETING OF APRIL 18, 2013

CALL TO ORDER

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

Members Present: Chair Jenny Geisler, Commissioners Cedric Lattimore, Donna Naeve, Wayne Schwartz, Zachary Stephenson and Julia Stevens.

Members Absent: Commissioner Jonathan Lipinski.

Staff Present: Community Development Director Marc Nevinski; Planner Scott Harlicker; and, Assistant City Attorney Doug Johnson.

PLEDGE OF ALLEGIANCE

Chair Geisler led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE MARCH 21, 2013 REGULAR MINUTES

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER LATTIMORE, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF MARCH 21, 2013, AS SUBMITTED. THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

1. PLANNING CASE 12-29 - JH ARCHITECTS – SITE PLAN – DAYTON FREIGHT LINES – PUBLIC HEARING
-

It was noted the applicant is requesting site plan approval for an 87,000 square foot freight terminal and 9,300 square foot maintenance building. This request was previously reviewed by the Planning Commission at their March 21, 2012 meeting. The property is located at Evergreen Boulevard and 87th Lane. Staff reviewed the changes made to the Site Plan and landscaping plan since their March meeting, in detail with the Commission. It was noted all requirements were now being met within the landscaping plan.

Commissioner Stephenson questioned the height of the berm adjacent to the YMCA property. Planner Harlicker noted the berm would be six feet in height.

Commissioner Naeve suggested the building materials and garage doors be similar in color.

Chair Geisler recommended this be added as a condition to the Site Plan.

Commissioner Schwartz asked if the three-foot berm along the street frontage should be increased to six feet. Planner Harlicker explained that the three-foot berm met City Code requirements.

Planner Harlicker indicated the dumpster enclosure would no longer be located internally and would have to be constructed of similar material to the building. The Commission agreed to amend condition 17.

Commissioner Naeve commented that Phase II of the Site Plan shows that the dumpster enclosure would be enclosed.

Chair Geisler requested the plans be updated to show the exterior fencing would be black coated vinyl.

Commissioner Naeve suggested that condition 14 be amended to read all trailers and tractors must be licensed and operable and be parked in designated areas. Staff agreed with this recommendation.

Chair Geisler inquired if there would be any parking in the Phase II area prior to its development. Planner Harlicker understood that this area would not allow parking until completed. He reviewed the edge of the parking surfaces within Phase I.

Commissioner Schwartz stated the generator and transformer box appear to be located on Phase II property. He questioned if these items would be enclosed and landscaped in Phase I. Planner Harlicker commented this work would be completed.

Ross Able, Oliver Surveying & Engineering, discussed the location of the generator and transformer box in further detail noting the area would be placed on a concrete pad, be fully screened and landscaped in Phase I.

Commissioner Naeve questioned if the turning radius on the north side of the building would allow for semis to reach Phase II of the building. Mr. Able stated the most significant movement made by the semi tractors was backing in to the bays and he was not concerned with maneuvering around the building.

Chair Geisler asked if another condition should be added to address the turning radius concerns. City Attorney Johnson explained this was covered under Condition 7.

**MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER STEVENS,
TO APPROVE PLANNING CASE 12-29, THE SITE PLAN WITH THE FOLLOWING
CONDITIONS:**

1. **PARK DEDICATION IN THE AMOUNT OF \$92,400 MUST BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT**

2. COMPLIANCE WITH TITLE 11 OF THE CITY CODE
3. NO ACCESS IS PERMITTED TO OUTLOT F OR SPRINGBROOK DRIVE, EXCEPT FOR EMERGENCY ACCESS.
4. ALL EXTERIOR BUILDING MATERIAL MUST BE INTEGRALLY COLORED.
5. THE USE OF SMOOTH FACED BLOCK AS AN EXTERIOR BUILDING MATERIAL OR DUMPSTER ENCLOSURE IS PROHIBITED.
6. THE USE OF BARB WIRE IS PROHIBITED.
7. ALL COMMENTS OF THE CITY ENGINEER AND FIRE DEPARTMENT MUST BE ADDRESSED TO THEIR SATISFACTION.
8. THE SECOND PHASE OF THE PROJECT MUST BE COMPLETED WITHIN 5 YEARS FROM THE DATE OF APPROVAL OF THE FIRST PHASE. IF THE SECOND PHASE IS NOT COMPLETED WITHIN 5 YEARS FROM THE DATE OF APPROVAL OF THE FIRST PHASE, A NEW SITE PLAN APPLICATION IS REQUIRED AND MUST BE IN COMPLIANCE WITH THE CODE IN EFFECT AT THE TIME OF APPLICATION.
9. THE FINDINGS AND IMPROVEMENTS CONTAINED IN THE TRAFFIC STUDY MUST BE IMPLEMENTED.
10. THE METAL ROOFS, INCLUDING THE FUEL STATION MUST BE PAINTED A COLOR COMPATIBLE WITH THE COLOR OF THE BUILDING.
11. THE APPLICANT MUST ENTER INTO A SITE SECURITY AGREEMENT AND DEVELOPMENT AGREEMENT WITH THE CITY.
12. THE PERIMETER FENCING MUST BE PLACED INSIDE THE LANDSCAPING AND COATED WITH BLACK VINYL.
13. THE NORTH WALL OF THE FREIGHT TERMINAL MUST BE FINISHED TO MATCH THE REST OF THE BUILDING.
14. ALL TRAILERS AND TRACTORS MUST BE LICENSED AND OPERABLE AND PARKED IN DESIGNATED AREAS.
15. THE EXACT NUMBER OF BAYS AND DOORS MUST BE CONFIRMED WITH REVISED PLANS.
16. ONLY TRAILERS ARE TO BE PARKED ADJACENT TO THE YMCA AND THE DAYCARE.
17. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED OF A MATERIAL THAT IS CONSISTENT WITH THE MAINTENANCE FACILITY.

18. GARAGE DOORS ARE TO MATCH THE BUILDING EXTERIOR COLOR.

THE MOTION PASSED 4-2 (SCHWARTZ AND STEPHENSON OPPOSED).

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.

NEW BUSINESS

2. PLANNING CASE 13-7 - COMPREHENSIVE PLAN AMENDMENT –
PRELIMINARY AND FINAL PORT MASTER PLANS – PORT CAMPUS SQUARE –
PUBLIC HEARING

The Planning Commission is asked to consider an amendment to the Comprehensive Plan to adopt a Port Master Plan for Port Campus Square. The Commission is also asked to consider Preliminary and Final Port Master Plans for Port Campus Square. The area along Coon Rapids Boulevard was reviewed with the Commission in detail. The realignment of 111th and Coon Rapids Boulevard was discussed further noting this would create parcels that could more easily be developed. In addition, the redevelopment would have better connections through the regional trail network from the corridor to the river. It was noted land was being reserved for a future community center west of the ice arena. Staff recommended approval of the text amendment to Chapter 2 of the Comprehensive Plan.

Chair Geisler opened and closed the public hearing at 7:03 p.m., as no one wished to address the Planning Commission.

Commissioner Stevens questioned if the college offered any opinion on the proposed roundabouts. Community Development Director Nevinski indicated the proposed plans were conceptual. He noted the college was receptive to the idea as they had a large volume of traffic and the roundabouts would assist in managing speed.

Commissioner Naeve asked if the master plan incorporated the original area of the Campus Port. Community Development Specialist Brown noted a slightly broader area was included in the final Port Campus Square.

Chair Geisler commented she was pleased with the final plans, along with the involvement from the business community throughout this entire process.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE PLANNING CASE 13-7, THE TEXT AMENDMENT TO CHAPTER 2 OF THE COMPREHENSIVE PLAN INCORPORATING THE FUTURE LAND USES AND RELATIONSHIPS, TRAFFIC CIRCULATION, PEDESTRIAN SYSTEMS, PARKING PLAN LOCATIONS, AND EXAMPLES OF BUILDING TYPES ESTABLISHED BY THE PORT CAMPUS SQUARE MASTER PLAN. THE MOTION PASSED UNANIMOUSLY.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE PLANNING CASE 13-7, PRELIMINARY AND FINAL PORT MASTER PLANS FOR PORT CAMPUS SQUARE. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the May 7, 2013 City Council meeting.

3. PLANNING CASE 13-2 – GIESEKE – HOME OCCUPATION CUP – PET GROOMING BUSINESS – 12083 BUTTERNUT STREET – PUBLIC HEARING

It was noted the applicant is requesting a conditional use permit to operate a pet grooming business as a home occupation. The home occupation was proposed to be open from 5:00 p.m. to 8:00 p.m. Monday through Friday and 9:00 a.m. - 5:00 p.m. on Saturday. The applicant had requested to be open on both Saturday and Sunday, however, this was amended by Staff to assure the business only operated six days a week. Staff suggested Condition 5 be added to read no more than two dogs or cats may be allowed on the premises at any time. Planner Harlicker recommended approval of the home occupation CUP with reconditions.

Chair Geisler opened and closed the public hearing at 7:13 p.m., as no one wished to address the Planning Commission.

Commissioner Naeve suggested the dogs remain in the home while on the property so as not to disturb the neighborhood. Chantelle Gieseke, 12083 Butternut Street, explained the dogs would be put outside briefly upon arrival, they would then be groomed and the owners would be called for pick up upon completion. She noted her rear yard was fenced at the time.

Chair Geisler asked if the adjustment to the hours of operation was agreeable to the applicant. Ms. Gieseke stated she would prefer to be open on both Saturday and Sunday. She indicated she could provide a taxi service for grooming on the weekends to reduce the traffic coming to and from her home on Saturday and Sunday. She commented she was only able to groom when her husband was home, which led to her request the weeknight and weekend hours.

Chair Geisler suggested that one weekday be dropped to allow for the business to operate on both Saturday and Sunday.

City Attorney Johnson advised that all conditional use permits within the City of Coon Rapids had to be clearly incidental to the residential property and could not be in operation for more than 30 hours per week.

Ms. Gieseke requested her business be closed on Mondays.

MOTION BY COMMISSIONER LATTIMORE, SECONDED BY COMMISSIONER STEPHENSON, TO APPROVE PLANNING CASE 13-2, THE HOME OCCUPATION CONDITIONAL USE PERMIT CONDITIONED ON THE FOLLOWING:

1. OPERATION IS LIMITED TO APPOINTMENT ONLY BETWEEN 5:00 PM AND 8:00 PM TUESDAY THROUGH FRIDAY AND 9:00 AM TO 5:00 PM ON SATURDAY AND SUNDAY.
2. ALL VEHICLES ASSOCIATED WITH THE HOME OCCUPATION ARE PARKED IN THE DRIVEWAY.
3. COMPLIANCE WITH TITLE 11, CITY CODE OF COON RAPIDS.
4. THE APPLICANT RECEIVE ALL THE NECESSARY BUILDING PERMITS FOR THE ELECTRICAL, PLUMBING AND CONSTRUCTION.
5. NO MORE THAN TWO DOGS OR CATS WILL BE ALLOWED ON THE PREMISES AT ANY TIME.

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.

4. PLANNING CASE 13-3 – SUPER – LOT SPLIT – 10024 COTTONWOOD STREET – PUBLIC HEARING

It was noted the applicant is requesting approval of a lot split and a variance to the lot depth requirements to subdivide an existing parcel into two lots. The lot size and depth was reviewed in detail with the Commission. Park dedication fees would be paid by the applicant for each lot. Staff recommended approval of the lot split based on findings.

Dan Super, applicant, requested the park dedication fees be cut in half due to the fact a family was already living on one half of the parcel. Chair Geisler recommended this be discussed in further detail with City Council.

Chair Geisler opened and closed the public hearing at 7:25 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 13-3, RECOMMEND APPROVAL OF THE PROPOSED LOT SPLIT AND THE VARIANCE TO MINIMUM LOT DEPTH REQUIREMENT WITH THE FOLLOWING CONDITIONS:

1. ALL COMMENTS OF THE CITY ENGINEER MUST BE ADDRESSED PRIOR TO RELEASING THE LOT SPLIT FOR RECORDING.
2. COMPLIANCE WITH TITLE 11, LAND DEVELOPMENT REGULATIONS.
3. PARK DEDICATION FOR THE TWO LOTS BE PAID IN THE AMOUNT OF \$2,000 PER LOT PRIOR TO RELEASING THE LOT SPLIT FOR RECORDING.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the May 7, 2013 City Council meeting.

5. PLANNING CASE 13-4 – FRAUENSHUH HEALTHCARE – SITE PLAN – SKYWAY
MERCY HOSPITAL – PUBLIC HEARING

Commissioner Stephenson recused himself from the meeting as his law firm represented Frauenshuh Healthcare.

It was noted the applicant is requesting site plan approval to construct a skyway over Coon Rapids Boulevard. The skyway would connect the hospital on the south side of the boulevard with an office building on the north side of the boulevard. The layout of the skyway was reviewed with the Commission. Staff recommended approval of the Site Plan with conditions.

Dave Moga, Pope Architects, reviewed several material boards with the Commission and further discussed the exterior design of the skyway. He noted the materials selected were extremely durable metal panels, which were both efficient and low maintenance. Mr. Moga stated Anoka County was reviewing the plans and all above ground utilities would be moved underground except for the cable line. He explained the skyway would have 18 feet of clearance for all vehicles driving along Coon Rapids Boulevard.

Commissioner Naeve asked who the primary users of the skyway would be. Mr. Moga stated physicians would be the primary users as the skyway would allow them to move between the two buildings more freely.

Commissioner Schwartz questioned if the roof surface of the skyway would be flat. Mr. Moga noted the roof would be tilted 1/8 inch per foot, which would appear to be a flat surface. He indicated reported all water runoff would flow through the drainage system on the skyway.

Commissioner Schwartz inquired the hours of operation for the skyway. Mr. Moga discussed the security that would be used on the skyway entrances stating the general public would not be able to get into the skyway after normal business hours.

Chair Geisler opened and closed the public hearing at 7:42 p.m., as no one wished to address the Planning Commission.

Chair Geisler asked if the landing area that connected to the hospital needed separate Site Plan approval. Mr. Moga discussed his understanding of how this area would be designed stating the plans were not entirely specific at this time.

Community Development Director Nevinski stated the landing area was functionally part of the skyway. He recommended this portion of the request be handled administratively by Staff.

City Attorney Johnson suggested Condition 5 be added to read, approval by the Community Development Director of the landing area construction, which is consistent with the Commission's discussion.

Commissioner Naeve recommended the skyway landing match the hospitals exterior. The Commission agreed.

Commissioner Naeve asked if the design flexibility should be noted. Community Development Director Nevinski commented this should be noted for the record and could be added as Condition 6.

Commissioner Naeve questioned if the foundation plantings should be consistent with City Code. City Attorney Johnson suggested Condition 4 be amended to read the plantings be installed around the base of the pillars consistent with the Coon Rapids Boulevard Study.

Mr. Moga commented County planting requirements would have to be followed for the skyway portion that runs parallel to Coon Rapids Boulevard.

Chair Geisler supported the proposed materials for the skyway.

Commissioner Lattimore inquired how the water runoff would be managed along the skyway. Mr. Moga stated the water runoff would be handled internally on the roof, which would then be discharged on grade through the main support pillars.

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER LATTIMORE, TO APPROVE PLANNING CASE 13-4, THE SITE PLAN FOR A SKYWAY ACROSS COON RAPIDS BOULEVARD WITH THE FOLLOWING CONDITIONS:

1. ALL COMMENTS OF THE ANOKA COUNTY HIGHWAY DEPARTMENT BE ADDRESSED.
2. NO ADVERTISING, BANNERS OR TEMPORARY SIGNS BE ATTACHED TO THE SKYWAY.
3. A SEPARATE SIGN PERMIT IS REQUIRED TO INCORPORATE SIGNAGE INTO THE PILLAR NEAR THE HOSPITAL ENTRANCE. SIGNAGE IS NOT ALLOWED ON ANY OF THE OTHER PILLARS.
4. FOUNDATION PLANTINGS BE INSTALLED AROUND THE BASE OF THE PILLARS CONSISTENT WITH TITLE 11 AND THE COON RAPIDS BOULEVARD CORRIDOR STUDY.
5. THE LANDING AREA DESIGN OF THE HOSPITAL BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR CONSISTENT WITH THE COMMISSION'S DISCUSSION.
6. DESIGN FLEXIBILITY IN MATERIALS IS ALLOWED PER THE CASE REPORT.

THE MOTION PASSED 5-0-1 (STEPHENSON ABSTAINED).

This is a recommendation to the City Council that will be considered at the May 7, 2013 City Council meeting.

6. PLANNING CASE 13-5 – MWF PROPERTIES – LAND USE PLAN AMENDMENT –
3531 COON RAPIDS BOULEVARD (PEDERSON FLORAL) – 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 of three parcels from General Commercial and Moderate Density Residential to High Density Residential. Staff reviewed the proposed use for the three parcels and discussed the history of the sites. The Coon Rapids Boulevard Corridor plan for was described. It was recommended the Commission approve the amendment to the City's Comprehensive Land Use Plan.

Chair Geisler opened the public hearing at 8:03 p.m.

Dennis Olson, 3541 Coon Rapids Boulevard, commented he owned the property to the west of Pederson Floral. He expressed concern about the shared driveway as it was on his property. He noted the traffic volume in this area would increase greatly with the proposed development. He commented he did not oppose the development.

Elizabeth Harvey, 11571 Silverrod Street NW, had concerns with how the small parcel to the rear of the site would be used. She commented that originally, the lot was residential. She did not feel that high density residential was a good fit for the small parcel.

Planner Harlicker commented the small parcel would be difficult to develop on its own as moderate density residential. The site would have to be combined with adjacent lots in order to be developed. He anticipated the area would mostly likely be used for a storm water pond.

Chair Geisler closed the public hearing at 8:09 p.m.

Commissioner Naeve understood that high density residential was not to be funneled into single-family residential neighborhoods. For that reason, she did not anticipate that any future development would have access to the adjacent residential neighborhood on 115th Lane.

Community Development Director Nevinski indicated he would review City Code regarding this matter and report back to the Commission.

Chair Geisler indicated the back parcel may be used for circulation, but commented it was unlikely the traffic would leave the site through this parcel.

Commissioner Stephenson noted the smaller parcel could be used for a recreational or park space. He recommended leaving the property along 115th Lane moderate density residential to provide a buffer to the adjacent residential neighborhood.

Chair Geisler commented the Commission was considering an amendment this evening and requested the Commission consider if the new zoning fit with the surrounding land uses. In her opinion it made sense to rezone this property to a residential use, whether moderate or high density.

Commissioner Stevens asked if the three lots would be combined through the rezoning. Planner Harlicker commented the multiple parcels would be combined when developed for tax purposes.

Commissioner Stevens questioned how redevelopment would be hindered if the front two lots were rezoned high density with the smaller rear lot rezoned moderate density residential. Planner Harlicker commented the density of the development would be reduced but both parcels would still be able to be developed.

City Attorney Johnson added that if the parcels were separate a unified development would be more difficult, but not impossible. He explained a planned unit development would better fit the site with two different residential zoning districts.

Commissioner Naeve stated that if the three lots were all rezoned to high density residential the redevelopment would be combined. She did not want to see three separate types of developments on these parcels.

Community Development Director Nevinski indicated there would be some practical design limitations to the parcel fronting 115th Lane. He suggested the Commission deal with those issues at the time a site plan is reviewed.

Chair Geisler indicated the applicant was requesting the zoning for all three lots to be rezoned uniformly. In addition, this would give the City a greater opportunity to bring together a uniform development.

Commissioner Schwartz stated the parcel along 115th should not be rezoned high density residential. He recommended this item be tabled to next month to allow for further discussion with the petitioner in May.

Commissioner Stephenson noted this would allow for Staff to review if access to 115th Lane would be allowed from a potential future development.

Commissioner Lattimore indicated there were a lot of unresolved questions regarding this matter. He agreed that the matter be postponed.

Commissioner Naeve reiterated that this was a land use issue. She commented a future Site Plan was not being considered by the Commission at this time.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER NAEVE, TO APPROVE PLANNING CASE 13-5, THE AMENDMENT TO THE CITY'S COMPREHENSIVE LAND USE PLAN TO CHANGE THE LAND USE DESIGNATION OF THREE PARCELS FROM GENERAL COMMERCIAL AND MODERATE DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL BASED ON THE FOLLOWING:

1. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT IS COMPATIBLE WITH THE ADJACENT COMPREHENSIVE LAND USE DESIGNATIONS AND LAND USES.
2. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT WILL NOT HAVE AN ADVERSE IMPACT ON THE ADJACENT PROPERTIES.
3. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT IS CONSISTENT WITH THE COON RAPIDS BOULEVARD FRAMEWORK PLAN.
4. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT IS SUPPORTIVE OF THE COMPREHENSIVE LAND USE PLAN HOUSING CHAPTER 'S GOALS FOR THE CITY, INCLUDING CREATING AND MAINTAINING A HIGH QUALITY HOUSING ENVIRONMENT, A VARIETY OF HOUSING OPTIONS (E.G. LIFE CYCLE HOUSING), AND ENSURING HOUSING OPTIONS FOR LOW AND MODERATE INCOME HOUSEHOLDS.

THE MOTION FAILED 3-3 (LATTIMORE, SCHWARTZ AND STEPHENSON OPPOSED).

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER SCHWARTZ, TO POSTPONE THIS ITEM TO THE MAY 16, 2012 PLANNING COMMISSION MEETING. THE MOTION PASSED 5-1 (STEVENS OPPOSED).

7. PLANNING CASE 13-6 – MWF PROPERTIES – ZONE CHANGE – 3531 COON RAPIDS BOULEVARD (PEDERSON FLORAL) – PUBLIC HEARING
-

It was noted the applicant is requesting a change in zoning from General Commercial and Moderate Density Residential to High Density Residential.

Chair Geisler opened and closed the public hearing at 8:03 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER SCHWARTZ, TO POSTPONE THIS ITEM TO THE MAY 16, 2012 PLANNING COMMISSION MEETING. THE MOTION PASSED 5-1 (STEVENS OPPOSED).

Community Development Director Nevinski questioned if a subcommittee should be formed to review the density concerns in the Port.

Chair Geisler requested the Commission members consider if they were available and willing to serve on a subcommittee.

Commissioner Stevens questioned the time that would be involved in the subcommittee.

City Attorney Johnson anticipated that two, two hour meetings would be held to review the information with the first meeting held in early May.

OTHER BUSINESS

Chair Geisler reviewed the current development taking place in the City of Coon Rapids. She noted the former Bennigan's site was being redeveloped.

Commissioner Stevens noted the property adjacent to Holiday along Hanson Boulevard was being redeveloped. Community Development Director Nevinski noted a multi-tenant building was being constructed and one potential tenant would be a coffee shop.

ADJOURN

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER STEPHENSON, TO ADJOURN THE MEETING AT 8:42 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary



Planning Commission Regular

1.

Meeting Date: 05/16/2013

Subject: PC 13-5 and 13-6 MWF Properties, Land Use Plan Amendment and Zone Change, 3531 Coon Rapids Blvd (Pederson Floral)

From: Scott Harlicker, Planner

INFORMATION:

These items have been withdrawn at the request of the applicant.



Planning Commission Regular

2.

Meeting Date: 05/16/2013

Subject: PC 13-8, Rapids 3350, Site Plan multi-tenant retail and restaurant, 3350 River Rapids Drive

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting site plan approval for an 11,200 square foot multi-tenant commercial building and a 4,090 square foot restaurant.

ACTIONS

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

60 DAY RULE

The applicant submitted this application on: April 8, 2013

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: June 7, 2013

LOCATION

The site is located at the northeast corner of Main Street and Round Lake Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Bank	Regional Shopping	Regional Shopping
North	Restaurant	Regional Shopping	Regional Shopping
South	Main Street	N/A	N/A
East	Drug Store	Regional Shopping	Regional Shopping
West	Round Lake Boulevard	N/A	N/A

DISCUSSION

The applicant is proposing to redevelop 3550 River Rapids Drive. They are demolishing the Sterling bank currently located on the site and constructing a multi-tenant retail building and a restaurant. The proposal includes an 11,200 square foot retail building and a 4,090 square foot restaurant. The retail building is designed for three tenants and the restaurant will accommodate 90 seats and includes a drive through window.

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	NO – The drive aisles are of sufficient width to allow for safe and efficient traffic circulation. The code requires an additional three parking spaces. <i>See access and parking discussion.</i>
(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 site plan provides a sidewalk connection with the sidewalks on Main Street 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 - <i>See landscape discussion</i>
(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 a future Chick-fil-A restaurant and Walgreens. The restaurant drive through aisle wraps around the south side and east of the restaurant, providing sufficient stacking for the drive through window. The existing connection between this site and Walgreens is not changed.

Pedestrian and Bicycle

Sidewalk connections are provided to the sidewalks on Round Lake Boulevard and Main Street. Bicycle racks should be provided at the restaurant and retail building.

Parking

The project includes 95 parking spaces. The current code requires parking at the ratio of 1 space for every 180 square feet of retail and 1 space for every 2.5 seats in the restaurant. The applicant included parking at a ratio of 1 space per 215 square feet for a medical tenant, however, parking for the entire retail building should be provided at the retail ratio.

An additional factor which complicates the parking requirements is the proposal for 36 outdoor seats, bringing the total seating capacity for the restaurant to 126 seats during the warm weather seasons. The City’s past practice has been to include outdoor seating in the parking requirement calculation. This would bring the total parking requirement to 112 stalls. (62 for retail, 36 for the restaurant, and 14 for the outdoor seating) The site does not contain enough room for 112 stalls. The applicant has submitted a narrative making the case that the outdoor seating should not be included in the parking calculations.

Staff proposes the following solution to the parking problem:

First, although not yet in effect, the revised land use code includes a retail parking standard of 1 stall per 250 square feet. This is a much more common standard and would produce a retail parking requirement of 45 stalls (11,200 SF / 250 = 45).

Secondly, the parking standard for a restaurant should be maintained at 1 stall per 2.5 seats. Limiting the calculating to only indoor seating, this produces a parking requirement of 36 stalls.

Third, the Metropolitan Council Environmental Services bases its sewer access charge (SAC) for a restaurant on the number of seats. It also includes the number of outdoor seats in its calculation, but then reduces that number by 75% to reflect the seasonally limited demand for outdoor seating and subsequent sewer impact. In this case, the MCES will likely base its SAC charge on 90 indoor seats and 9 outdoor seats (36 x 0.25 = 9). This same thinking could be applied to the parking demand. Rather than requiring an additional 14 stalls for the outdoor seating (36 seats/2.5 = 14 stalls), 4 additional stalls could instead be required (36 x 0.25 = 9 seats/2.5 = 4 stalls).

Finally, as a buffer against these assumptions, the developer could be required to provide proof of additional parking near the entrance drive. To minimize traffic conflicts, any such parking would need to be angled so that vehicles back out only into one lane of traffic. The area near the entrance drive could accommodate 5 such stall.

In total, this solution would produce a requirement of 86 constructed stalls plus proof-of- parking for an additional 5 stalls. The applicant has shown on the site plan 95 stalls.

Landscaping

Location	Standard	Requirement	Proposed
Street Frontage			
Over-story	1/40’ of frontage Main Street and Round Lake Blvd	15	13
Shrubs	1/5’ of frontage Main Street and Round Lake Blvd	120	0
Open Areas			
Over-story	1/3000 sf of open area	10	7
Evergreen	1/3000 sf of open area	10	10
Ornamental	1/1500 sf of open area	20	20
Shrubs	1/250 sf of open area	300	336

Street Frontage

There is 604 linear feet of street frontage which requires 15 overstory trees. The landscape plan has 13 overstory trees, two additional trees are needed. One hundred twenty (120) shrubs are needed, the plan does not provide any. There are approximately 50 existing shrubs around the sign that will remain. A three foot high screen is required between the paving and Main Street. The screen can be a hedge, berm or a combination of the two. The honey locust along Main Street should be changed to maple to replace the existing maples that are being removed.

Open Space

The plan meets the number of ornamental trees and evergreen trees. However, only six overstory trees are proposed and the landscape regulations require 10. The landscape plan exceeds the number of shrubs required (300 required and 336 proposed). The extra 36 shrubs could be counted toward the street frontage requirement because they are in the open space area but extend out toward the street. The applicant is proposing a rain garden between the retail building and Round Lake Boulevard. A detailed planting plan for the rain garden is needed.

Parking Lot

The parking lot is sufficiently landscaped to meet the 3% requirement. However, two additional overstory trees are needed on the parking lot islands.

Building Design

Retail Building

The building is one story high (23.4'). The exterior is tan brick with darker brick around the entrances and windows. There is a wide accent EIFS band along the top of the building. The materials and design are carried around all four sides of the building. The entrances to each of the tenant spaces is emphasized with a change in brick color and a raised parapet. Metal awnings extend over the entrances and canvass awnings over the windows. The same features are included on the side of the building facing Round Lake Boulevard and Main Street. There is also a side entrance into the building on the side facing Main Street. Decorative wall sconces are located around the entrances and windows. Tenant signage is subject to a separate sign permit.

The dumpster enclosure is located on the north side of the building. It is constructed of split faced block to match the base of the building. It is screened by four evergreen trees and shrubs.

Restaurant

The restaurant is one story high (20'). The exterior is EIFS with a cast stone base. The materials are carried around the building. The colors are a mix of pale yellow, green and brown. Multi colored canvass awnings extend over all the windows and doors. They are in the same color palette as the building. The raised parapet at the entrance provides a focal element and the varied colors, awnings and decorative light fixtures add architectural interest. The south side of the building facing Main Street does not include any architectural features. It is a blank wall. The south facade should be revised to include architectural features similar to the front and west sides of the building or the landscaping could be increased and over sized trees planted to soften the impact. The east side of the building facing Walgreens includes the drive through window. Tenant signage is subject to a separate sign permit.

The dumpster is located along the east side of the site, near the drive through window. It is freestanding, the exterior should be cast stone to match the building. The gates face east, toward the back of Walgreens. It is screened by a cluster of six evergreen trees and eight shrubs.

Signage

A freestanding sign is shown in the southwest corner of the site, near the Main Street and Round Lake Boulevard

intersection. The location complies with the setback requirement. The design of the sign is subject to a separate sign permit.

RECOMMENDATION

In Planning Case 13-8, Planning Commission approve the site plan for the 11,200 square foot retail building and 4,090 square foot restaurant with the following conditions:

1. All landscaped areas must be irrigated.
2. The landscape plan must be revised to include an additional two street trees and 84 shrubs along the street frontage, and four open space overstory trees. A three foot high screen must be provided between Main Street and the paved areas consisting of a hedge, berming or a combination of the two.
3. The honey locust along Main Street must be changed to maple.
4. The two lots must be combined.
5. The turn around area for drive aisle between the two buildings must be moved to the end of the aisle and signed "No Parking".
6. All comments of the City Engineer must be addressed.
7. The property owner must enter into a site security and development agreement with the city.
8. Bicycles racks be provided for both buildings.
9. The restaurant's rear elevation facing Main Street must be revised to include architectural features from the front elevation or additional landscaping, including oversized trees.
10. Parking shall include the 95 stalls as shown on the site plan plus submission of proof-of-parking for five additional angled stalls near the entrance.
11. All tenant signage and the freestanding sign are subject to separate sign permits .

Attachments

Location Map

Site Plan

Grading Plan

Landscape Plan

Landscape Details

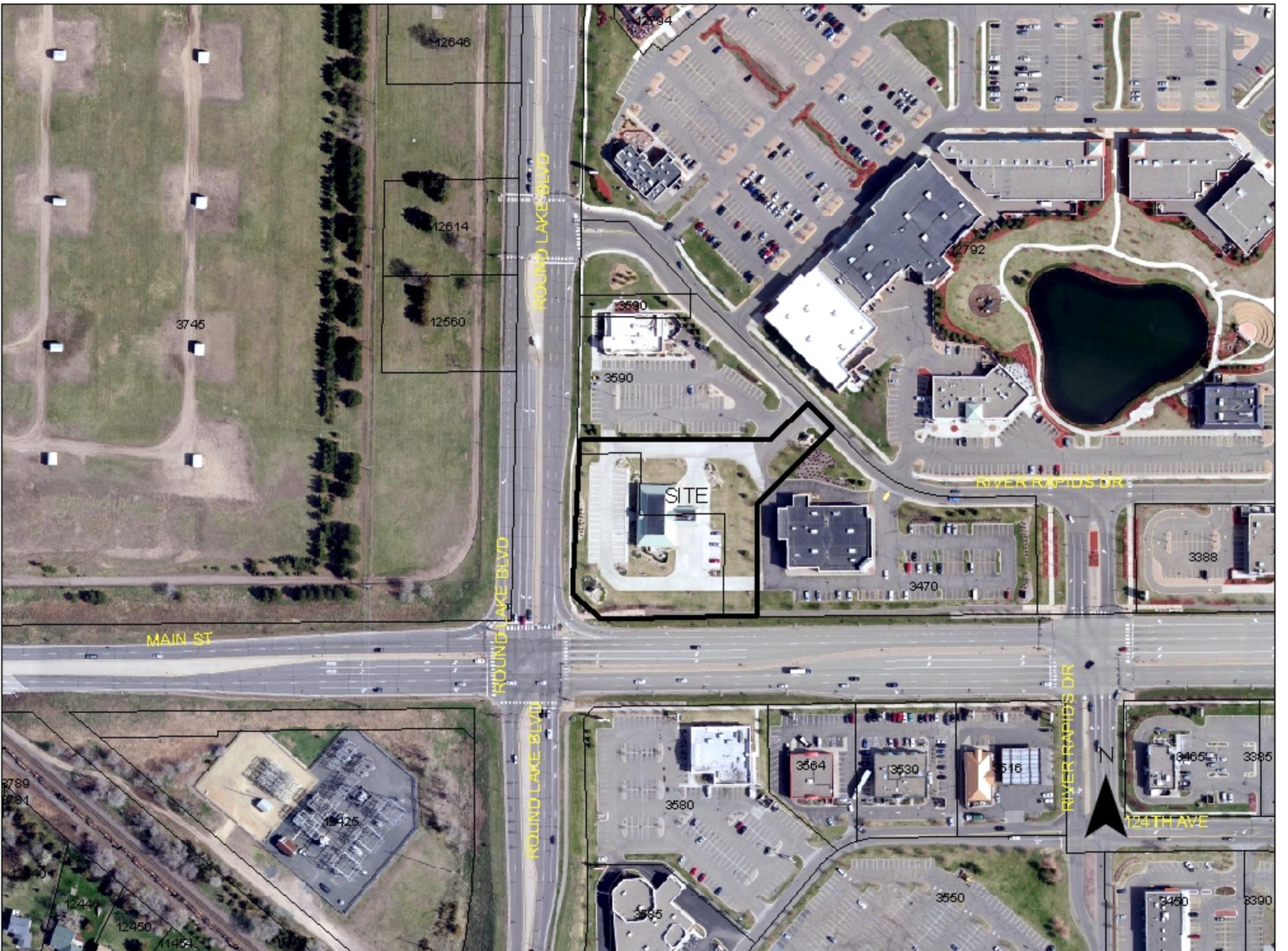
Retail Bldg Elevations

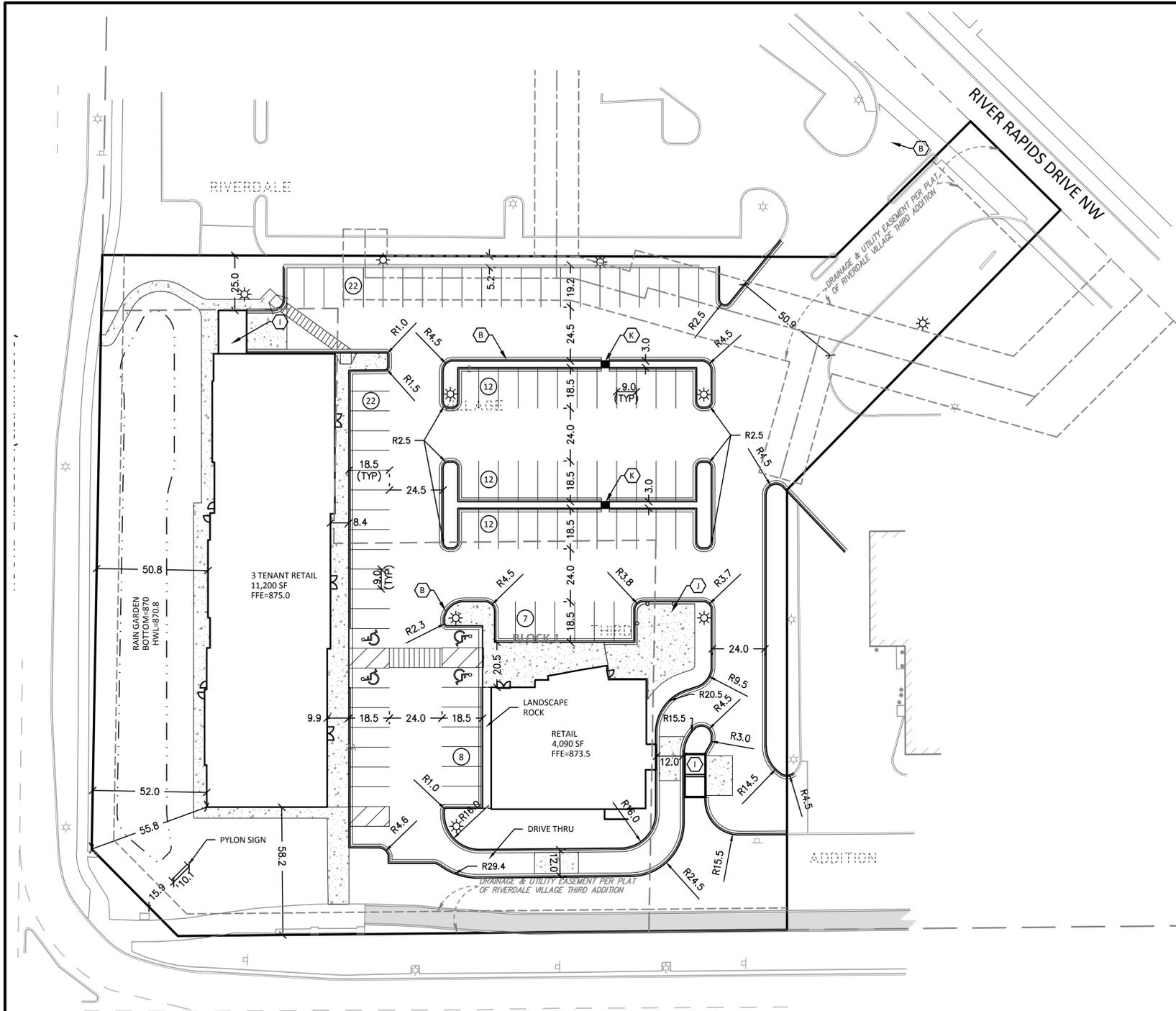
Restaurant Front and West Elevations

restaurant South and East Elevations

Parking Narrative

Location Map





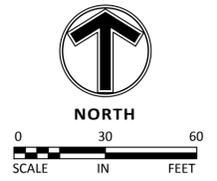
MAIN STREET(C.S.A.H NO. 14)

LEGEND		PROPOSED	EXISTING	
PROPERTY LIMIT	---	---	---	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	---	HEAVY DUTY ASPHALT PAVING
EASEMENT	---	---	---	CONCRETE PAVING
BUILDING	---	---	---	
RETAINING WALL	---	---	---	
WETLAND LIMITS	---	---	---	
TREELINE	---	---	---	
SAWCUT LINE	---	---	---	
SIGN	---	---	---	
PIPE BOLLARD	---	---	---	
NUMBER OF PARKING STALLS PER ROW	---	---	---	
KEY NOTE	---	---	---	

DEVELOPMENT SUMMARY	
AREA GROSS SITE AREA	105,256 SF 2.42 AC
ZONING EXISTING ZONING	REGIONAL SHOPPING
PROPOSED ZONING	REGIONAL SHOPPING
PARKING SPACES REQUIRED:	
• RETAIL = 1:180 SF	44.4 SPACES
• RESTAURANT = 1:25 SEATS	36 SPACES
• MEDICAL OFFICE = 1:215 SF	15 SPACES
TOTAL REQUIRED	95
SPACES PROVIDED	100 (4 HC)

- DEVELOPMENT NOTES**
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS SHOWN GRAPHICALLY ONLY.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
 - SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
 - REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
 - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
 - "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
 - STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
 - DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO THE HIGH WATER LEVEL OF ALL PONDS

- KEY NOTES**
- BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS.
 - B-612 CONCRETE CURB AND GUTTER.
 - B-618 6CONCRETE CURB AND GUTTER.
 - TIP OUT CURB SECTION
 - CONCRETE APRON
 - FLAT CURB SECTION.
 - SEGMENTAL BLOCK RETAINING WALL
 - ACCESSIBLE RAMP.
 - SCREENED TRASH ENCLOSURE - SEE LANDSCAPE PLAN.
 - SCORED AND COLORED CONCRETE PATIO.
 - CURB CUT.



Client
DJR
ARCHITECTURE,
INC.
 333 WASHINGTON AVE N #210
 MINNEAPOLIS, MN 55401

Project
SENTRUM
CORNER

Location
COON RAPIDS,
MN
 3550 RIVER RAPIDS DRIVE NW
 COON RAPIDS, MN 55448

Certification
 I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

Michael C. Braun
 Registration No. 12661 Date: 04/08/2013
 If applicable, contact us for a wet signed copy of this plan which is available upon request at MFRA, Inc., Plymouth, MN office.

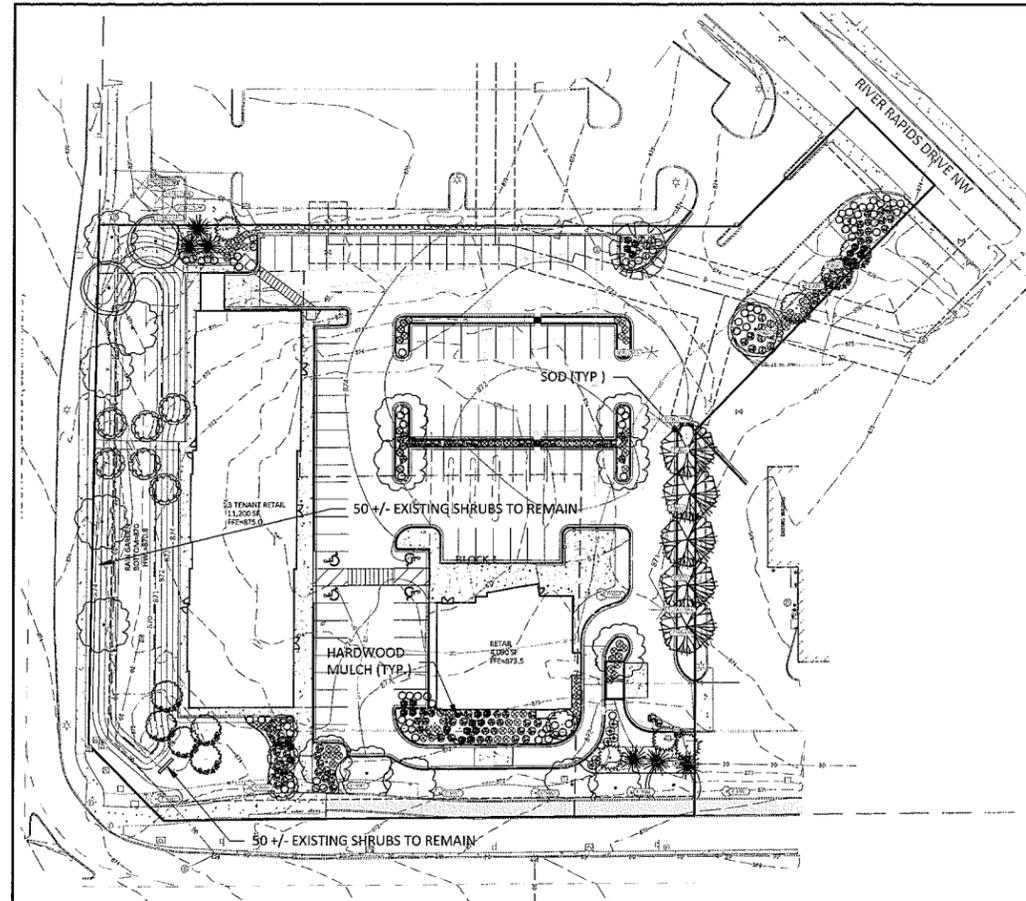
Summary
 Designed: RJO Drawn: EPF
 Approved: Book / Page:
 Phase: PRELIM Initial Issue: 04/08/2013

Revision History
 No. Date By Submittal / Revision
 A 05/07/13 JMT Revised per City Comments

Sheet Title
SITE PLAN

Sheet No. Revision
C3.01 A

Project No. DJR19620



CITY OF COON RAPIDS LANDSCAPE CODE MAIN STREET (C S A H NO 14)

- Minimum required plant material
- Street Frontage (40ft)
 - 1 Overstory per 40ft - 15 Trees
 - 1 shrub per 5ft - 120 Shrubs
 - Open Yard Area 3000sq ft
 - 1 Overstory tree per 3000sq ft - 30 Overstory
 - 1 ornamental tree per 1500sq ft - 20 Understory
 - 1 evergreen per 3000sq ft - 10 Evergreen
 - 1 shrub per 100sq ft - 300 shrubs
 - Parking Lot Islands
 - 3% of the parking lot must contain landscape islands
 - 2 Overstory trees per parking lot island
 - Screening
 - 3ft sodded berm or hedge between street ROW and parking areas
 - Totals Required by Coon Rapids
 - Overstory - 25 OVERSTORY
 - Understory - 20 UNDERSTORY
 - Evergreen - 10 EVERGREEN
 - Shrubs - 420 SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	QTY	REMARKS	INSTALL HEIGHT	MEASURE HEIGHT
SM	Acer saccharum	SUGAR MAPLE	2.5'	BB	4		15'	50'
HL	Shedda tricaestros var. 'Inermis' 'ShadeMaster'	SHADEMASTER HONEYLOCUST	2.5'	BB	15		15'	50'
BL	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2.5'	BB	5		15'	60'
HB	Celtis occidentalis	HACKBERRY	2.5'	BB	1		14'	55'
RM	Acer rubrum 'Northwoods'	NORTHWOODS MAPLE	2.5'	BB	-		14'	50'
SB	Arctostaphylos uva-ursi 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5'	BB	12	PLANT PLACES TO BE PLANTED	8'	20-25'
SS	Malus 'Spring Snow'	SPRING SNOW CHERRY	1.5'	BB	8	PLANT PLACES TO BE PLANTED	8'	20-30'
BH	Picea glauca var. 'Densata'	BLACK HILLS SPRUCE	6'	BB	4	PLANT PLACES TO BE PLANTED	6'	35-40'
BS	Picea mariana	BLACK SPRUCE	6'	BB	6	PLANT PLACES TO BE PLANTED	6'	55'

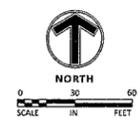
QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	QTY	REMARKS	INSTALL HEIGHT	MEASURE HEIGHT
SVJ	Juniperus horizontalis 'Taxiv'	SAVIN JUNIPER	85	CONT.	-		2'	3'x4'
DBB	Euonymus alatus 'Compactus'	DWARF BURNING BUSH	85	CONT.	-		3.5'	4'x4'
DBW	Salix purpurea 'Nana'	DWARF BLUE ARCTIC WILLOW	85	CONT.	-		1'	3'x4'
GLS	Rhus aromatica 'Sens-Low'	GRD-LOW FRAGRANT SUNLAC	85	CONT.	-		1'	2.5'x3'
BCA	Viburnum trilobum 'Valley Compact'	COMPACT AMERICAN CRABAPPLE	85	CONT.	-		1.5'	4'x4'
AWX	Spiraea x bumalda 'Anthony Waterer'	ANTHONY WATERER SPIREA	85	CONT.	-		1.5'	3'x4'
SMS	Spiraea nipponica 'Snowmound'	SNOWMOUND SPIREA	85	CONT.	-		1.5'	3'x4'
MYS	Spiraea humbergii 'Opal'	MELLOW YELLOW SPIREA	85	CONT.	-		1'	3'x4'
GF5	Spiraea x bumalda 'Gold Flame'	GOLD FLAME SPIREA	85	CONT.	-		1.5'	3'x4'
TEC	Forsetia 'Sunrise'	SUNRISE FORSTHIA	85	CONT.	-		1.5'	5'x5'
SPF	Springer 'Balladgar'	SUGAR PLUM LILAC	85	CONT.	-		1.5'	4'x4'
MOH	Lonicera x xylosteoides 'Minggold'	MINIGLOBE HONEYSUCCLE	85	CONT.	-		1.5'	4'x4'

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

SYM.	TYPE	SEED MIX
---	SOD	HIGHLAND SOD
---	ROCK MULCH	1/2" ST. CLOUD CRUSHED GRANITE
---	ROADSIDE TURFGRASS MIX	MNDOT 250

ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED TO BE SEEDDED, OR RETENTION BASINS



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 engineering surveying planning energy
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 (763) 476 6010 telephone
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Client
DJR
ARCHITECTURE,
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 333 WASHINGTON AVE N #210
 MINNEAPOLIS, MN 55401

Project
SENTRUM
CORNER

Location
COON RAPIDS,
MN
 3550 RIVER RAPIDS DRIVE NW
 COON RAPIDS, MN 55448

Certification

PRELIMINARY

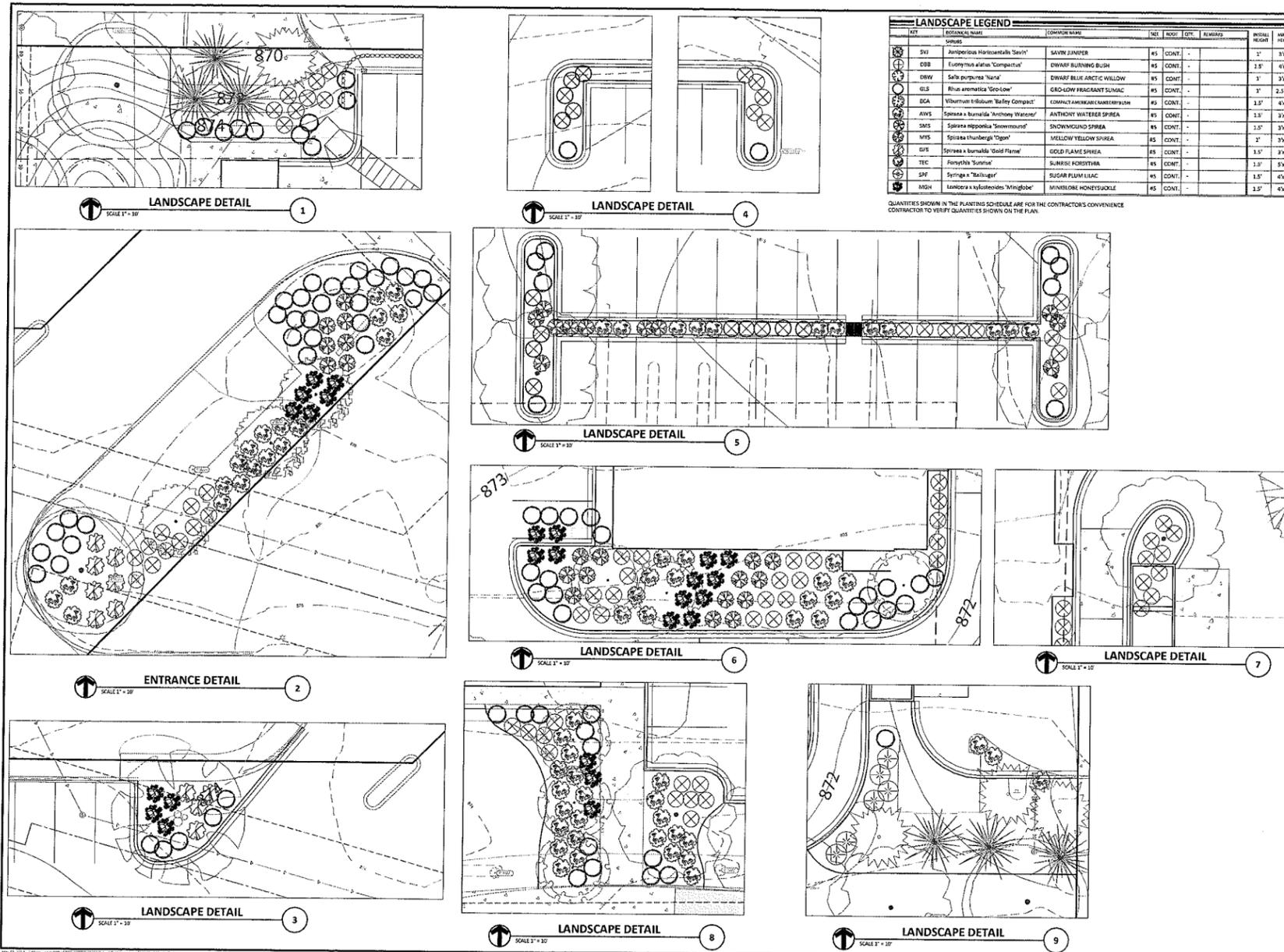
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Revision History
 No. Date By Submittal / Revision
 A 02/07/13 DJR Revised per City Comments

Sheet Title
SITE
LANDSCAPE
PLAN

Sheet No. Revision
L1.01 A

Project No. DJR19620



Client
DJR
ARCHITECTURE, INC.
 333 WASHINGTON AVE N #210
 MINNEAPOLIS, MN 55401

Project
SENTRUM
CORNER

Location
COON RAPIDS, MN
 3550 RIVER RAPIDS DRIVE NW
 COON RAPIDS, MN 55448

Certification
PRELIMINARY

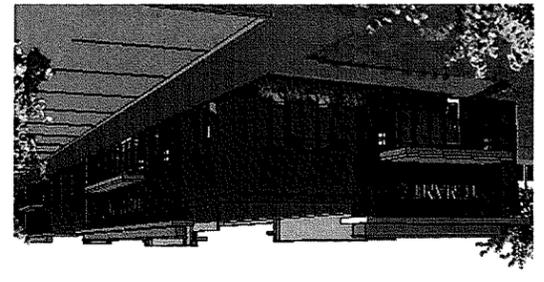
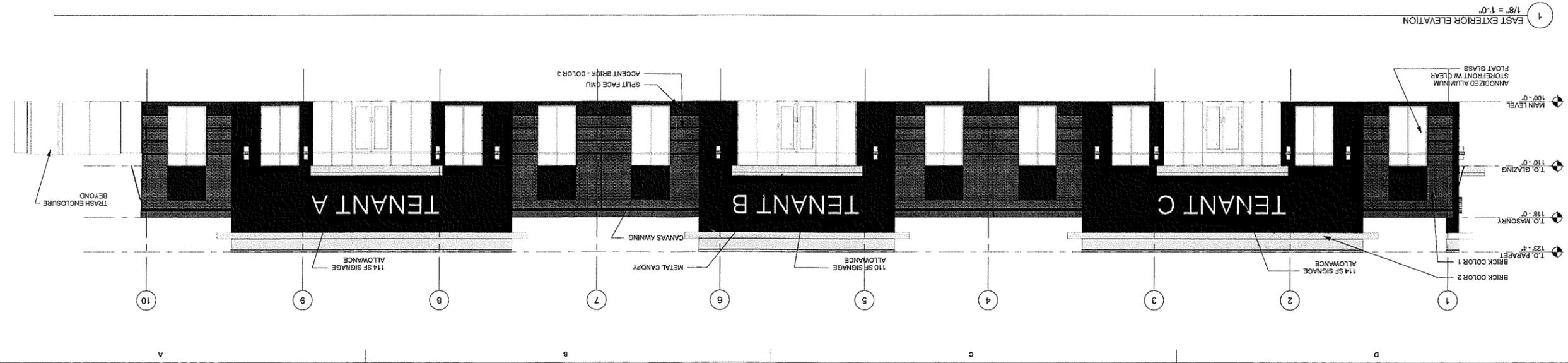
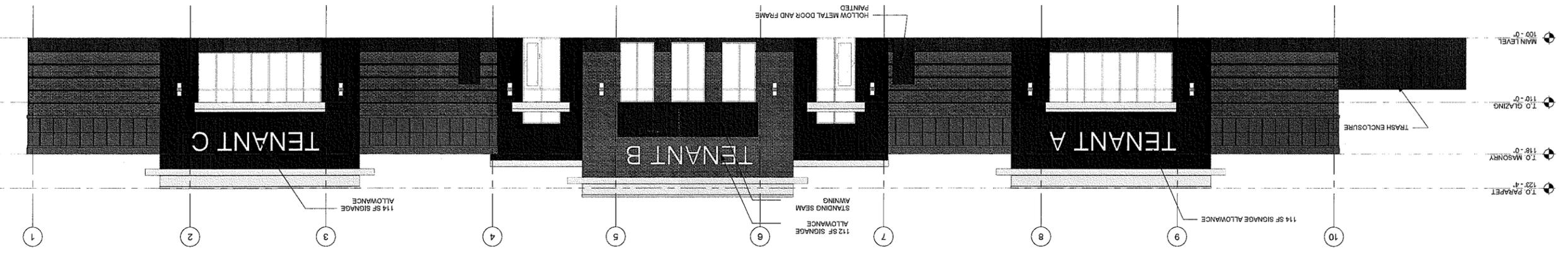
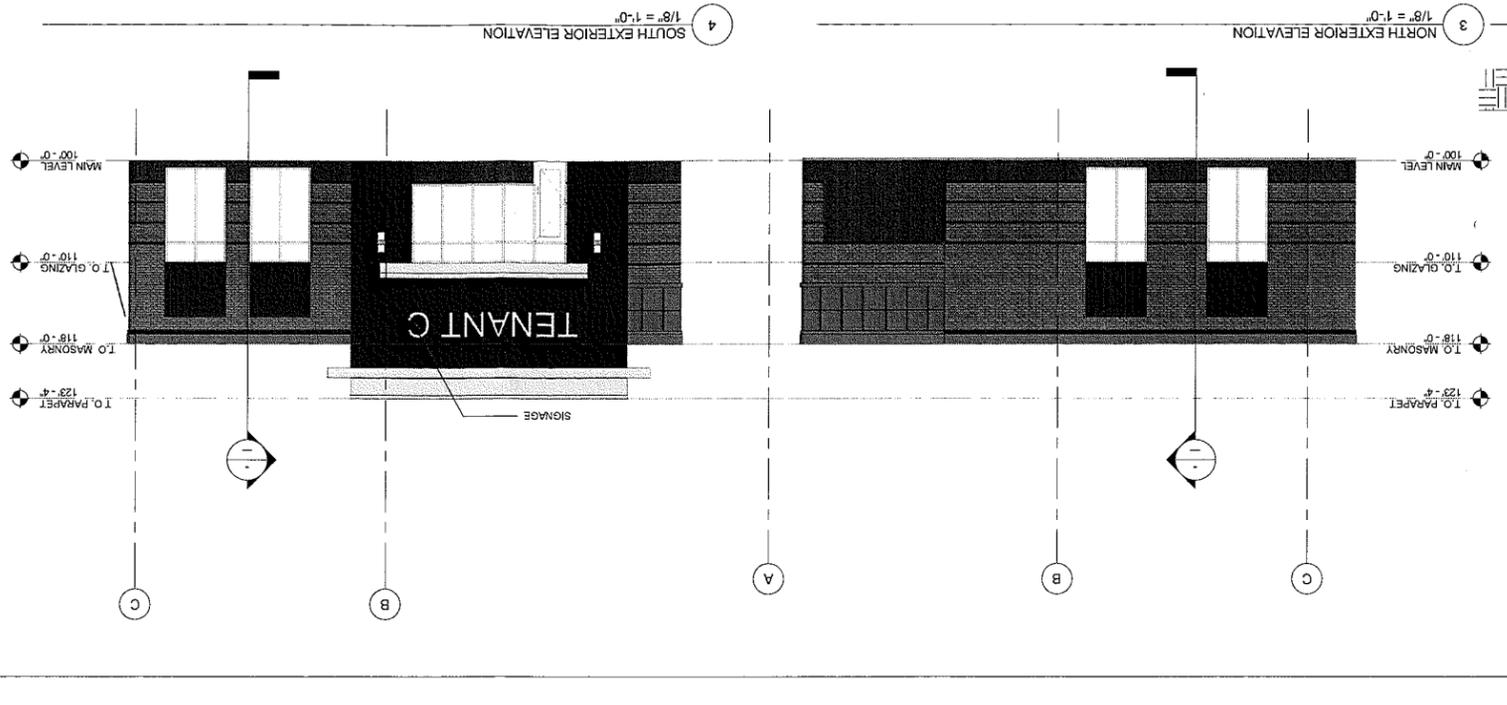
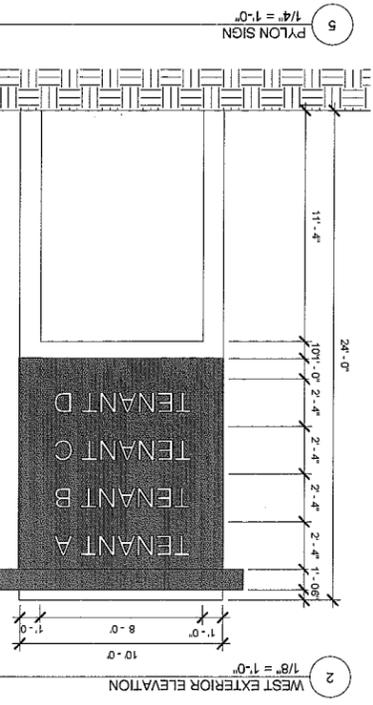
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 Designed: sro Drawn: spt
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 Prepared: PRC/ML Issue: 06/26/2013

Revision History
 No. Date By Submittal / Revision
 1 06/07/13 JMT Revised per City Comments

Sheet Title
LANDSCAPE
DETAILS

Sheet No. Revision
L1.02 A

Project No. DJR19620



A200

Sentrum Corner - Building 1
PRELIMINARY - NOT FOR CONSTRUCTION

Issue: Site Plan Review
Date: 04-08-13

Project #: 13-00019
Date: 04-08-13

Drawn By: Author
Checked by: Checker

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

DATE: 04/08/13

DJR ARCHITECTURE, INC
333 Washington Ave N, Suite 210
St. Paul, MN 55102
612.676.2700 www.djr-inc.com

CLIENT: SSM, LLC
270 N UNIVERSITY DR
DAVE, FL 33064

CONTRACTOR: STRUCTURAL

DATE: 04/08/13
PROJECT: 13-00019
DRAWN BY: AUTHOR
CHECKED BY: CHECKER



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

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

ARCHITECT
DATE

DESIGNER
DATE

ISSUE DATE

CLIENT
2700 UNIVERSITY DR
DAYLE, FL 32024

Issue: Site Plan Review

Date: 04-09-13

Project #: 113-0001.0

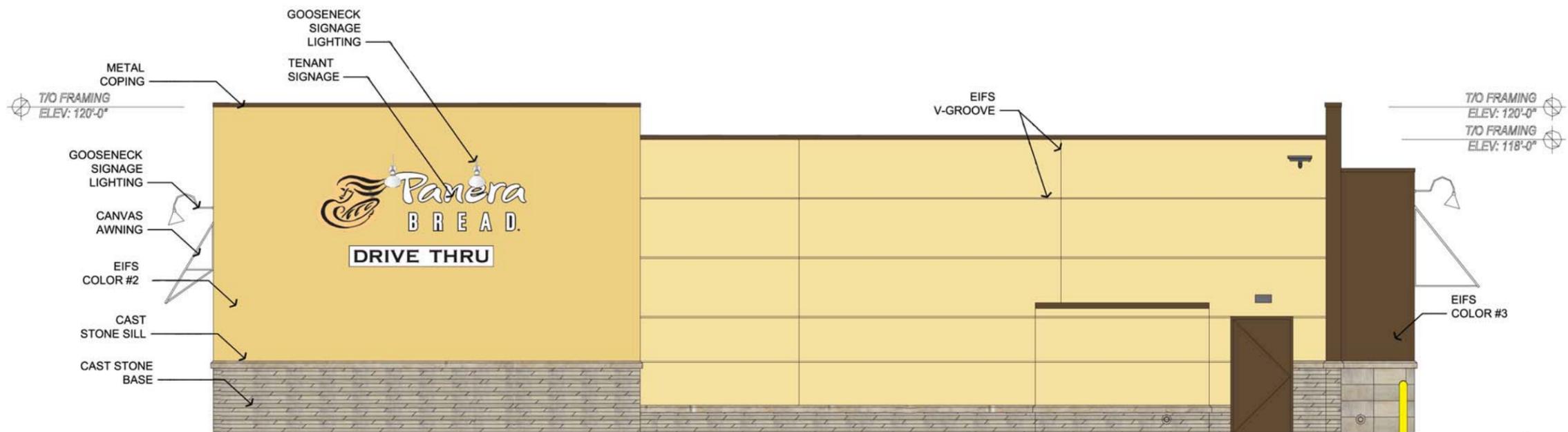
Date: Issue Date

Drawn by: Author

Checked by: Checker



EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

May 7, 2013

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

Re: Sentrum Corner
3550 River Rapids Drive NW
Coon Rapids, MN 55448

Parking Narrative Request

DJR Architecture and Rapids 3550, LLC are requesting consideration for the inclusion of an outdoor dining area for the restaurant on the south side of the property without additional parking. The proposed site redevelopment plan currently meets the stated required parking (95 spaces) from the Coon Rapids Zoning Code, which does not address outdoor seating. In addition, the parking demand for the remaining tenants is significantly lower than that required by the zoning code based on historic data by the national retail tenants planned for the site.

The outdoor seating adds character to the development and would not encumber the parking requirements for the site. In addition to the parking provided, the site offers pedestrian connections to the existing network of city sidewalks and bike parking. Outdoor seating and use matches the times of the year when many patrons would consider using the sidewalks or bike routes to get to the site. The site plan development has been designed to accommodate and encourage alternative modes of transportation.

The restaurant tenant is planning to provide an outdoor dining area for 36 patrons. This exterior seating is an amenity to the development and to the city itself as it creates a more dynamic and active space. By related use, the potential additional parking for this outdoor seating would be 14 additional spaces, but generally if patrons are seated outdoors, the interior seating capacity is underutilized during summer months. Therefore, the outdoor seating does not largely affect the parking load for a development.

Please consider this description in the acceptance of the parking and uses proposed for this development.

Respectfully,

DJR Architecture, Inc.



Sheldon Berg, AIA, LEED AP
Principal

Cc: File



Planning Commission Regular

3.

Meeting Date: 05/16/2013

Subject: PC 13-9, Mid America Real Estate, Land Use Plan Amendment 2624-2760 Coon Rapids Blvd.

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 of five parcels from Office to General Commercial.

ACTIONS

Conduct of public hearing
 Recommendation by Planning Commission
 Decision City Council on: June 18, 2013

60 DAY RULE

The applicant submitted this application on: April 8, 2013

To comply with the requirements of Minnesota Statute §15.99, the the time period has been extended to August 6, 2013.

LOCATION

The site is the Coon Rapids Auto Mall, located at 2624 through 2760 Coon Rapids Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Auto Repair Mall	Office	Office/ Planned Unit Development/River Rapids Overlay (RRO)
North	Coon Rapids Boulevard	N/A	N/A
South	Single Family Homes	Low Density Residential	Low Density Residential 2
East	Contractors Office	Office	Office/RRO
West	Single Family Homes	General Commercial	General Commercial/RRO

DISCUSSION

Background

In 1987, a multi-tenant commercial building was approved for this site as a PUD. The PUD authorized specific automobile related uses including auto service, parts and accessory sales. Since its construction the "auto mall" concept has lost it popularity. Over the past few years the owners of the property have found it more and more difficult to find tenants that comply with the auto related intent of the PUD. Recently, there has been interest

expressed from possible tenants that fit with the uses allowed in the General Commercial zoning district. In response to to inquiries and in recognition of the changing market, the applicant is requesting the land use designation be changed from Office to General Commercial and a corresponding zone change from Office and PUD to General Commercial.

The applicant is not proposing any changes to the site. The existing trees, that provide a buffer with the residences to the south, are not being changed. The buffer was required as part of the approved site plan and can not be modified without site plan approval.

Analysis

The description of General Commercial land use designation is to provide a broad range of businesses, generally highway oriented, serving other businesses and City residents and requiring a buffer from surrounding residential uses. This site sits along one of the most heavily traveled corridors in the city. The site contains a heavily wooded buffer that ranges in depth from 40 to 160 feet. Changing the land use to General Commercial would open it up to a wider variety of uses, many of which have less of an impact on the adjacent properties than the current auto mall.

Compatibility with the Comprehensive Plan

Goal of improving the appearance and function of Coon Rapids Boulevard

One of the ongoing discussions relating to the Boulevard is how does the City improve it's commercial vitality. This proposed land use amendment from Office to General Commercial would lay the groundwork for the revitalization of this site. It would allow a more variety of uses, many of them less intrusive on the adjacent properties than the existing auto repair uses.

Objective to curb the blighting characteristics along the Boulevard and eliminate under utilized and obsolete land uses

When the site was developed the auto mall concept was popular. Since then, the concept has fallen into disfavor and the vacant spaces are difficult to lease. By eliminated the PUD restrictions and changing the land use designation to General Commercial, this under utilized and obsolete site can be in a position to be an asset to the Boulevard.

Compatibility with the Coon Rapids Boulevard Framework Plan

The Framework calls out for the revitalization of obsolete, vacant and weak areas. By changing the land use designation to General Commercial, this site would be more attractive for potential users.

RECOMMENDATION

In Planning Case 13-9, recommend approval of the proposed land use amendment based on the following findings:

1. The proposed amendment is consistent with the Comprehensive Plan in that it promotes the improved appearance and function of Coon Rapids Boulevard and will eliminate an obsolete land use.
2. The proposed land use amendment is compatible with the surrounding land use designations and land uses.
3. The proposed land use amendment would not have an adverse impact on the area.
4. The parcel fronts on a Coon Rapids Boulevard, which is a Class A Arterial Street.

Attachments

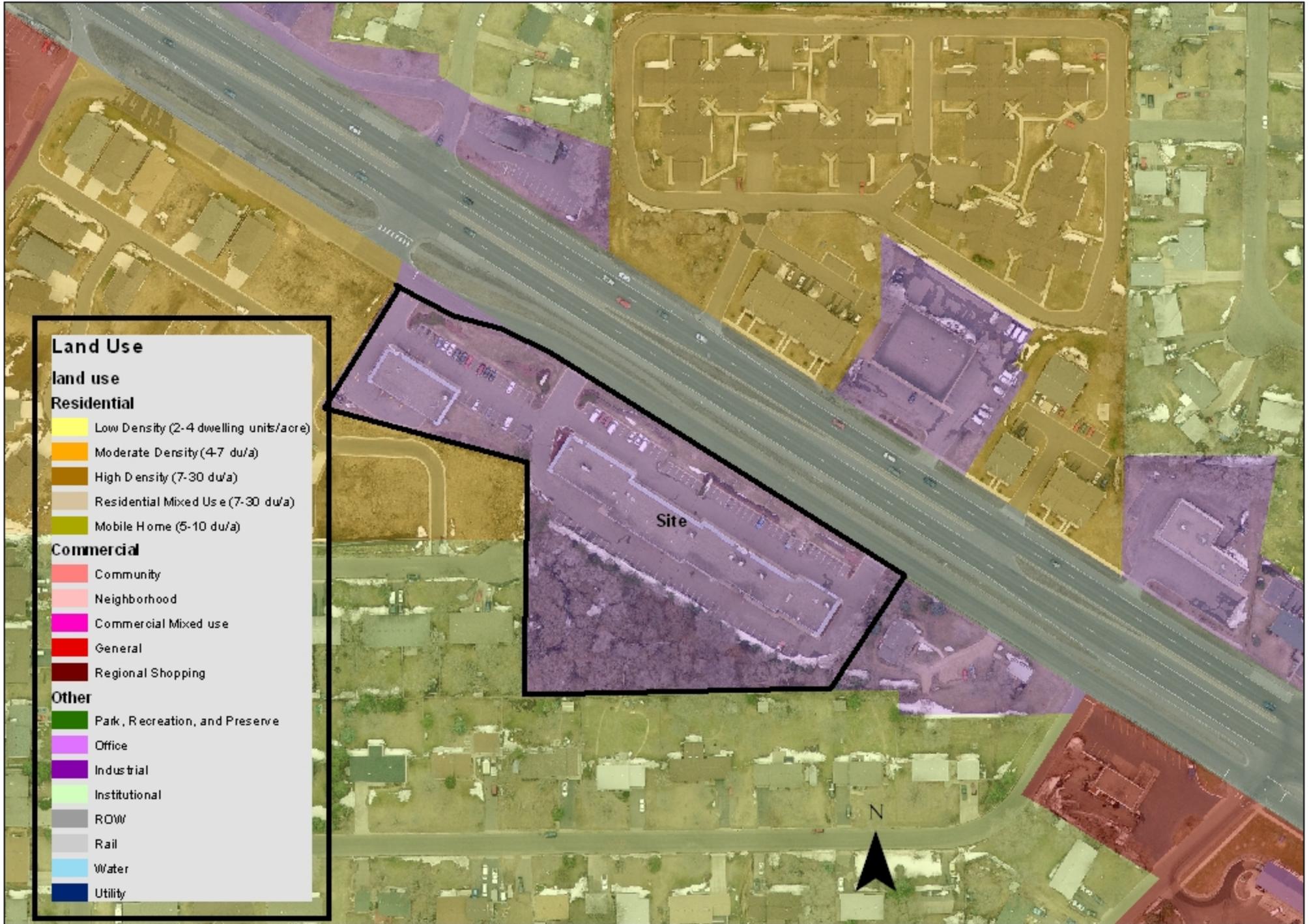
Location Map

Land Use Map

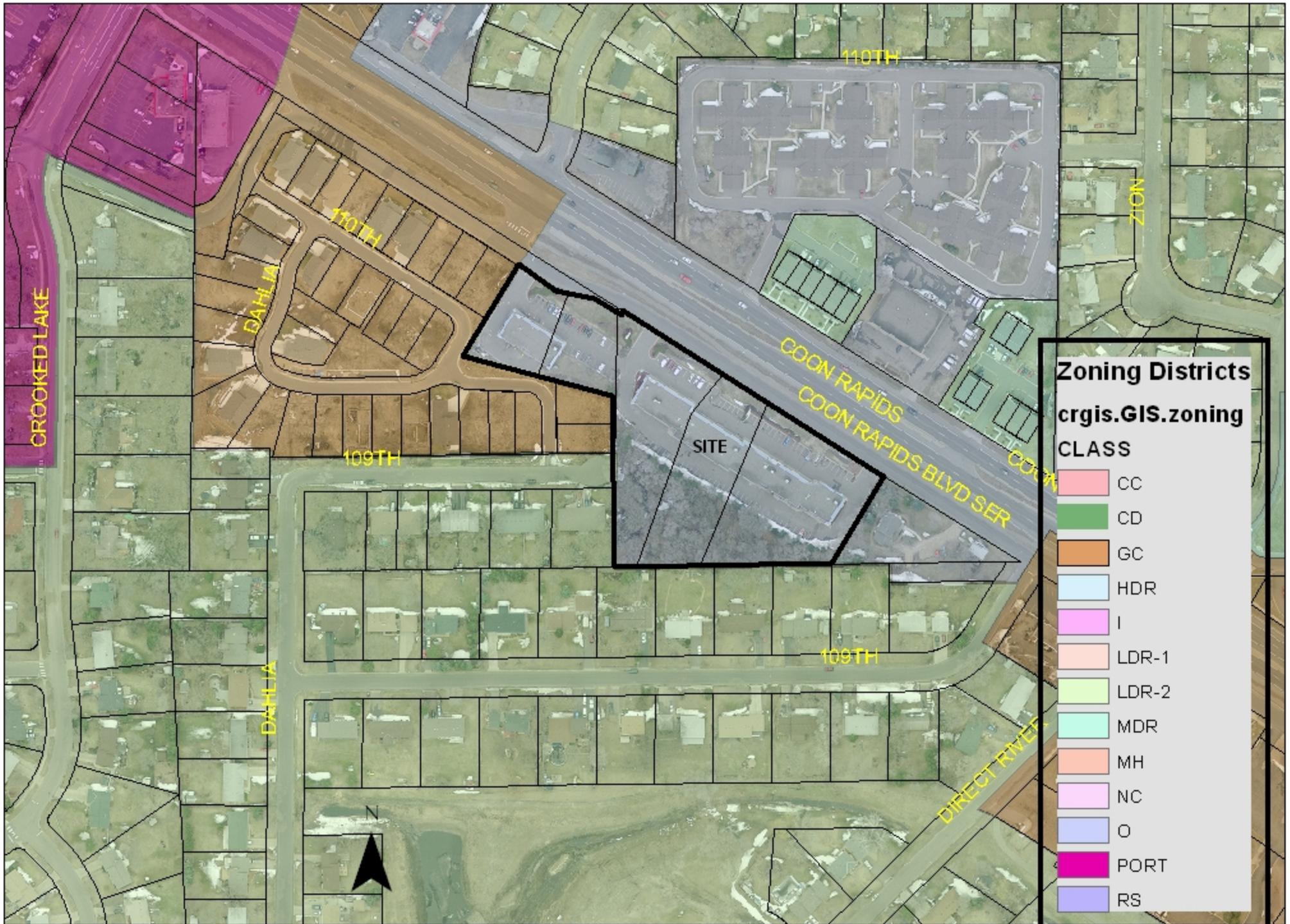
Zoning Map

Narrative, Survey and Site Plan

Land Use Map



Zoning Map



**Application Narrative for
Coon Rapids Auto Service Mall to
Change Zoning from PUD to General Commercial**

This application is a request to re-zone this current Coon Rapids Auto Service Mall located at **2620-2704 Coon Rapids Boulevard, Coon Rapids, MN 55433** from the current PUD for automotive service and parts and accessories sales to General Commercial District. The current Comprehensive Plan has the site designated as an Office District and is part of the River Rapids Overlay District. The surrounding properties within 350 feet are zoned Office.

This development was built 26 years ago in 1987. Since then, the “auto mall” concept has drifted away from the business landscape in many parts of America, including here at this location in Coon Rapids.

Recently, over the past few years, the ownership team has seen increasing interest for the current vacancies by more “general” retailers. However, general retail uses are not currently allowed under the existing PUD. This increase in general retailer interest combined with the lack of interest from traditional auto mall users has prompted our request.

Please keep in mind that there is no current intent to change the size, configuration, maintenance, or elevations of the current building. Retailers would operate out of the current configuration. We would like to note that we feel most of the uses allowed in the General Commercial District Zoning are actually less intense and less invasive uses, particularly in the areas of sound and smells when compared to auto service related users.

Over the last 25 years, commercial development and auto service providers in Coon Rapids have gravitated toward more “prominent” locations and intersections. For example, The Chrysler dealership that was located next to the site no longer exists. National auto retailers such as Firestone and Abra Auto body have moved to locations along Highway 10. The current location no longer lends itself to auto user interests but, now lends itself to more general retail users.

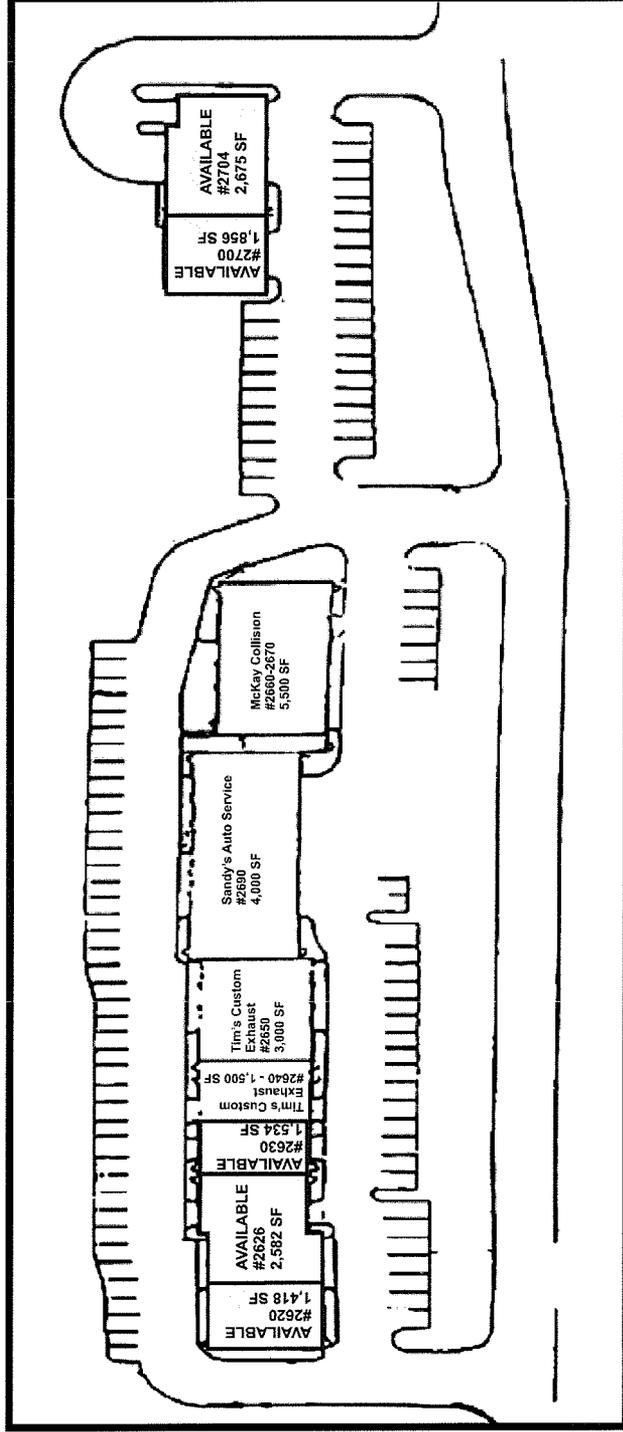
The ultimate goal of changing the zoning of the site to General Commercial District is to allow for a broader range of uses at the center. We feel this will help fill vacancies, keep the facility vibrant and active, all the while continuing to serve the local Coon Rapids community with services in current demand.

In closing, we feel this change will be compatible with current uses and surrounding uses and will make the facility marketable and relevant for the years to come. We thank you in advance for your time and attention to this application and we look forward to discussing this application with you soon.

COON RAPIDS AUTO SERVICE MALL



SITE & PYLON PLANS



MID-AMERICA
 REAL ESTATE-MINNESOTA, LLC
 A MEMBER OF CHAINLINKS RETAIL ADVISORS
 5353 WAYZATA BOULEVARD, SUITE 650, MINNEAPOLIS, MN 55416
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Your retail future
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 lrieger@midamericagr.com

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 dsailor@midamericagr.com



Planning Commission Regular

4.

Meeting Date: 05/16/2013

Subject: PC 13-10, Mid America Real Estate, Zone Change, 2624-2760 Coon Rapids Blvd.

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a rezoning to change the zoning of five parcels from Office and Planned Unit Development (PUD) to General Commercial.

ACTIONS

Conduct a public hearing
 Recommendation by Planning Commission
 Introduction by City Council on: June 4, 2013

60 DAY RULE

The applicant submitted this application on: April 8, 2013

To comply with the requirements of Minnesota Statute §15.99, the time period has been extended to August 6, 2013

LOCATION

The site is the Coon Rapids Auto Mall at 2624 through 2760 Coon Rapids Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Auto Repair Mall	Office	Office/PUD/River Rapids Overlay (RRO)
North	Coon Rapids Boulevard	N/A	N/A
South	Single Family Homes	Low Density Residential	Low Density Residential 2
East	Contractors Office	Office	Office/RRO
West	Single Family Homes	General Commercial	General Commercial/RRO

DISCUSSION

In 1987, a multi-tenant commercial building was approved for this site as a PUD. The PUD authorized specific automobile related uses including auto service, parts and accessory sales. Since its construction the "auto mall" concept has lost its popularity. Over the past few years the owners of the property have found it more and more difficult to find tenants that comply with the auto related intent of the PUD. Recently, there has been interest expressed from possible tenants that fit with the uses allowed in the General Commercial zoning district. In response to inquiries and in recognition of the changing market, the applicant is requesting a zone change from Office and PUD to General Commercial and a corresponding change in the land use designation from Office to General Commercial.

The applicant is not proposing any changes to the site. The existing trees, that provide a buffer with the residences to the south, are not being changed. The buffer was required as part of the approved site plan and can not be modified without site plan approval.

Analysis

The intent of the General Commercial District is to provide a location for businesses that are highway oriented, or tend to service other businesses and residences. They need to be buffered from residential areas, designed for maximum efficiency for the business while proecting surrounding land uses. This site sits along one of the most heavily traveled corridors in the city. The site contains a heavily wooded buffer that ranges in depth from 40 to 160 feet. Changing the zoning to General Commercial would open it up to a wider variety of uses, many of which have less of on impact on the adjacent properties the the current auto mall. A list of uses allowed in the General Commercial district is attached.

The zone change would make any existing business in the Mall that conducts auto body work or auto painting non-conforming. Motor vehicle body work or spray painting are specifically prohibited in the River Rapids Overlay District (RRO). The other auto relating uses are either permitted or conditional uses in the General Commercial District and are allowed in the RRO. A list of allowed uses in the general Commercial District is attached.

Compatibility with the Comprehensive Plan

Goal of improving the appearance and function of Coon Rapids Boulevard

One of the ongoing discussions relating to the Boulevard is how does the City improve it's commercial vitality. This proposed zone change from Office and PUD to General Commercial would lay the groundwork for the revitalization of this site. It would allow a more variety of uses, many of them less intrusive on the adjacent properties than the existing auto repair uses.

Objective to curb the blighting characteristics along the Boulevard and eliminate under utilized and obsolete land uses

When the site was developed the auto mall concept was popular. Since then, the concept has fallen into disfavor and the vacant spaces are difficult to lease. By eliminated the PUD restrictions and changing the zoning to General Commercial, this under utilized and obsolete site can be in a position to be an asset to the Boulevard.

Compatibility with the Coon Rapids Boulevard Framework Plan

The Framework calls out for the revitalization of obsolete, vacant and weak areas. By changing the zoning to General Commercial, this site would be more attractive for potential users.

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

Section 11-307 Criteria	Comments
Effect of public health, safety, order, convenience, and general welfare in the area.	OK - The proposed zoning will not adversely impact area. There is a wide wooded buffer between the adjacent residences and the site.
Effect on present and potential surrounding land uses.	OK – The proposed zoning will not adversely impact the surrounding residential land uses.

Conformance with the Comprehensive Land Use Plan.	OK – Assuming the proposed land use amendment is approved, the proposed zone change will be consistent with the City’s Comprehensive Land Use Plan. The proposed land use designation is General Commercial
Conformance with any applicable development district.	OK – Improvements and uses of the site will have to be in conformance with the River Rapids Overlay District.

RECOMMENDATION

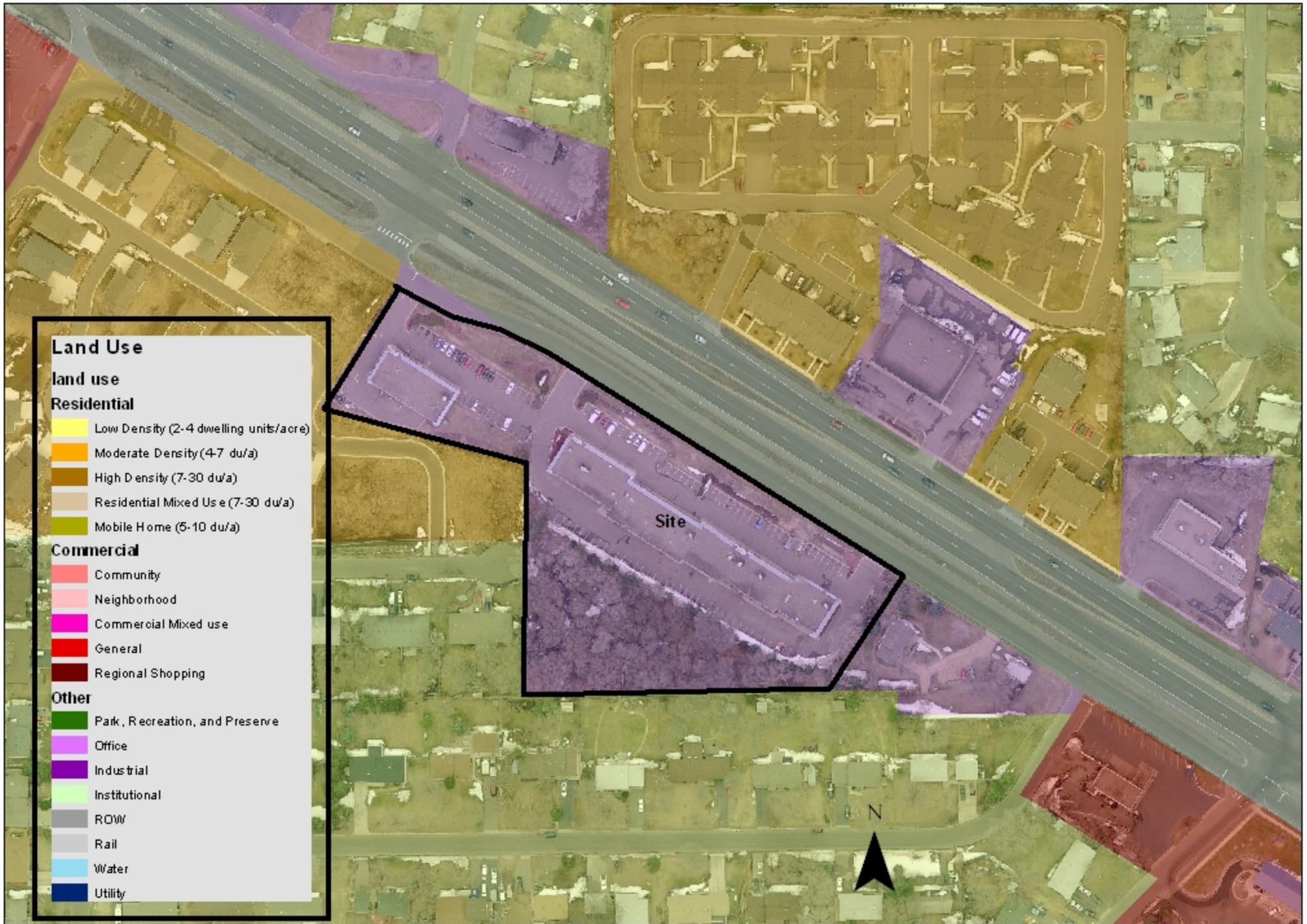
In Planning Case 13-10, the Planning Commission recommend approval of the proposed zone change based on the following findings:

1. The proposed rezoning to General Commercial is consistent with the land use designation of General Commercial.
2. The proposed rezoning is compatible with the adjacent land uses and zoning.
3. The times and conditions have change so that a reasonable use of the property can not be made under the current zoning.
4. The proposed zone change would not have an adverse impact on the area.
5. The proposed rezoning is consistent with the Coon Rapids Boulevard framework Plan and the River Rapids Overlay District.

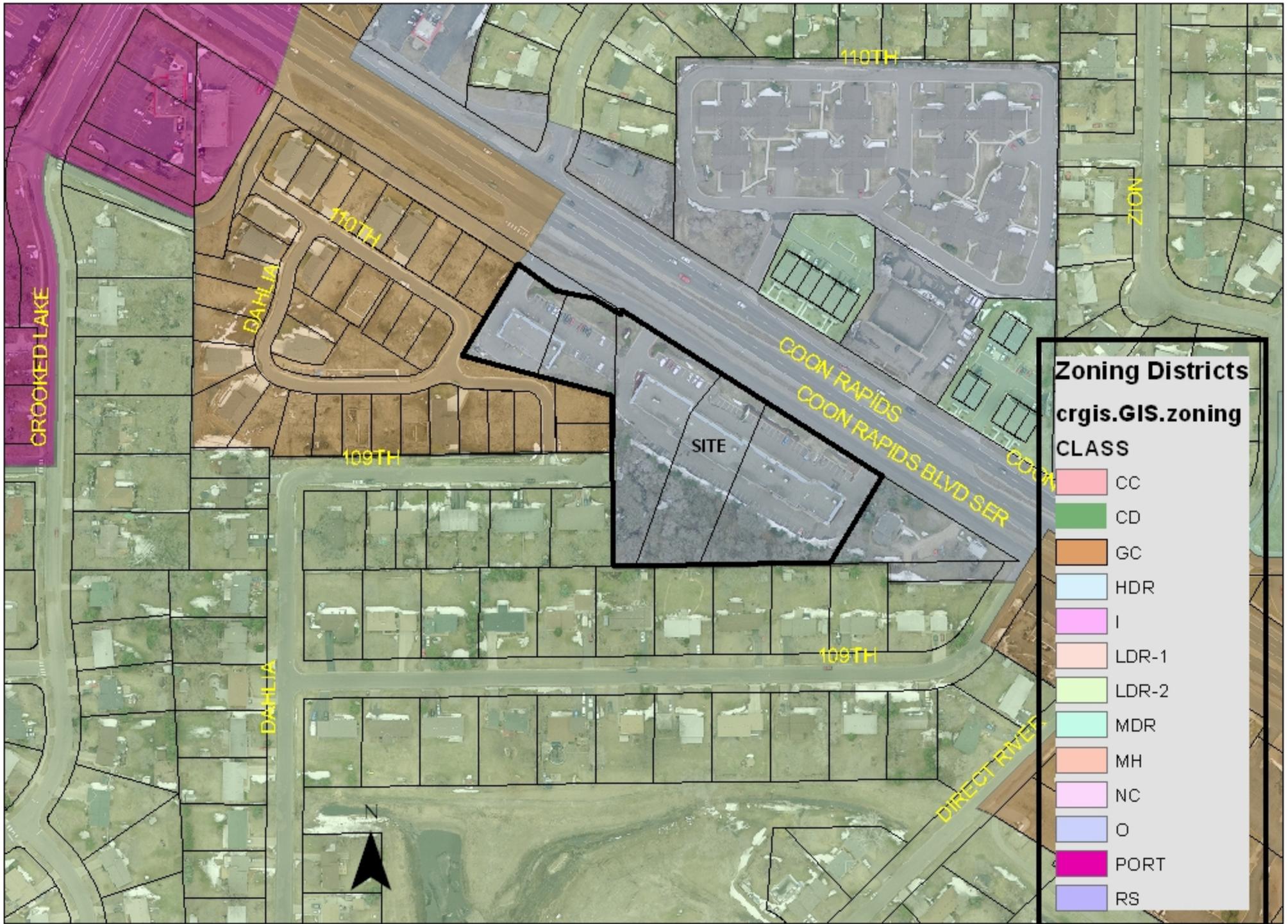
Attachments

- Location Map
 - Land Use Map
 - Zoning Map
 - Narrative, Survey, Site Layout
 - Allowed Uses in the General Commercial District
-

Land Use Map



Zoning Map



**Application Narrative for
Coon Rapids Auto Service Mall to
Change Zoning from PUD to General Commercial**

This application is a request to re-zone this current Coon Rapids Auto Service Mall located at **2620-2704 Coon Rapids Boulevard, Coon Rapids, MN 55433** from the current PUD for automotive service and parts and accessories sales to General Commercial District. The current Comprehensive Plan has the site designated as an Office District and is part of the River Rapids Overlay District. The surrounding properties within 350 feet are zoned Office.

This development was built 26 years ago in 1987. Since then, the “auto mall” concept has drifted away from the business landscape in many parts of America, including here at this location in Coon Rapids.

Recently, over the past few years, the ownership team has seen increasing interest for the current vacancies by more “general” retailers. However, general retail uses are not currently allowed under the existing PUD. This increase in general retailer interest combined with the lack of interest from traditional auto mall users has prompted our request.

Please keep in mind that there is no current intent to change the size, configuration, maintenance, or elevations of the current building. Retailers would operate out of the current configuration. We would like to note that we feel most of the uses allowed in the General Commercial District Zoning are actually less intense and less invasive uses, particularly in the areas of sound and smells when compared to auto service related users.

Over the last 25 years, commercial development and auto service providers in Coon Rapids have gravitated toward more “prominent” locations and intersections. For example, The Chrysler dealership that was located next to the site no longer exists. National auto retailers such as Firestone and Abra Auto body have moved to locations along Highway 10. The current location no longer lends itself to auto user interests but, now lends itself to more general retail users.

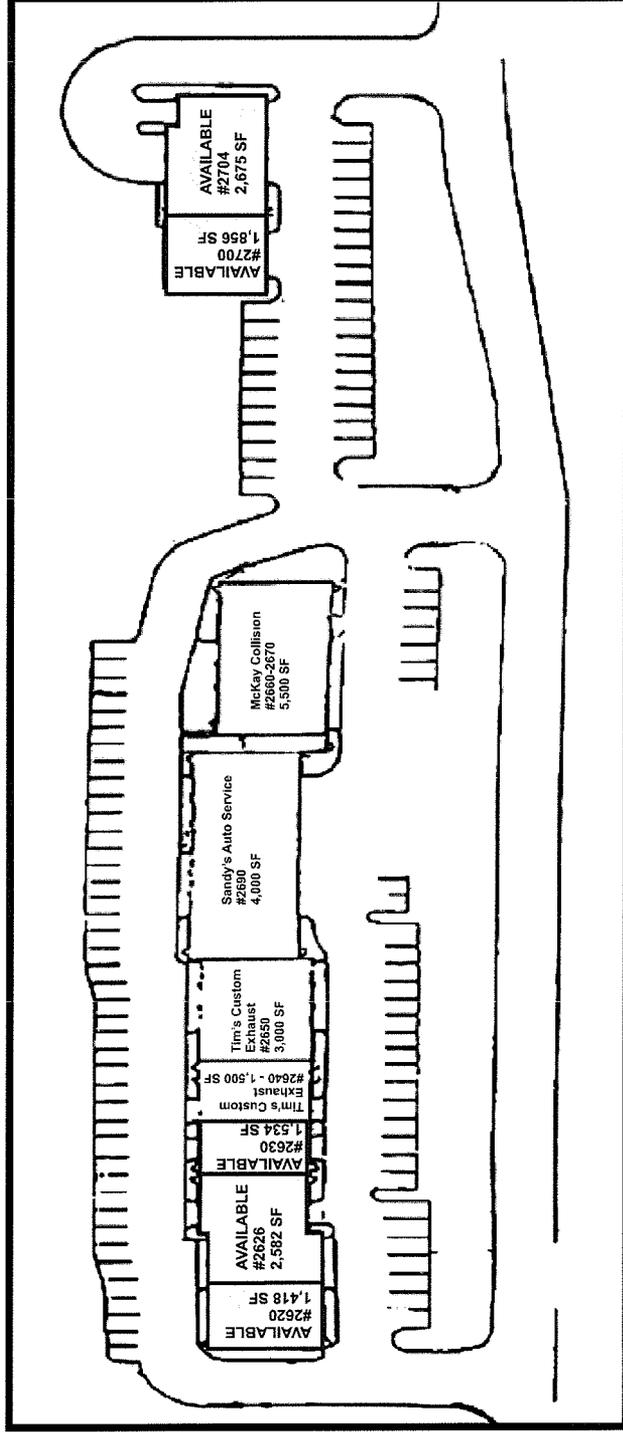
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In closing, we feel this change will be compatible with current uses and surrounding uses and will make the facility marketable and relevant for the years to come. We thank you in advance for your time and attention to this application and we look forward to discussing this application with you soon.

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Allowed Uses in the General Commercial District

11-1502 Permitted Uses.

- (1) Agricultural uses, except feedlots.
- (2) Amusement centers defined and regulated by Section 5-300.
- (3) Animal hospitals and kennels, duly licensed under Chapter 6-200, excluding such establishments with outside runs.[Revised 7/01/08, Ordinance 1984]
- (4) Barber shops and beauty shops.
- (5) Bowling alleys, defined and regulated by Chapter 5-600.
- (6) Building material sales, including lumber, heating, plumbing, electrical, or hardware supply shops.
- (7) Dancing, defined and regulated by Chapter 5-1000.
- (8) Financial institutions.
- (9) Greenhouses or nurseries.
- (10) Hotels and motels, other than Adult Oriented Businesses defined by Chapter 5-2200.
- (11) Lawful gambling defined and regulated by Chapter 5-2000.
- (12) Marine sales.
- (13) Medical and dental clinics and medical and dental laboratories.
- (14) Motor vehicle accessory sales, service, or repair, excluding body work or spray painting.
- (15) Motor vehicle washes.
- (16) New vehicle sales.
- (17) Offices.
- (18) Outdoor sales of household and garden equipment.
- (19) Pet grooming shops, provided no animal is kept overnight or outside and no noise is audible outside of the building or bay occupied by the grooming shop.
- (20) Printing and advertising services.
- (21) Public parks and their incidental structures.
- (22) Public uses or utilities.
- (23) Rental businesses without exterior storage.
- (24) Repair and/or servicing of carry-in items, including musical, scientific and medical instruments, photographic equipment, jewelry, watches, clocks, household appliances, furnishings and equipment, office machines, firearms, small engines, and bicycles, and tailoring and dressmaking services.
- (25) Restaurants, fast food establishments and on-sale alcohol establishments defined and regulated by Chapter 5-200.
- (26) Retail stores except as may be regulated by Section 11-1502(36).[Revised 5/16/06, Ordinance 1920]
- (27) Roller rinks.
- (28) Pawnbrokers defined and regulated by Chapter 5-2400.
- (29) Precious Metal Dealers defined and regulated by Chapter 5-2700.
- (30) Secondhand Dealers or Antique Dealers defined and regulated by Chapter 5-2600. [Revised 2/4/97, Ordinance 1594][Revised 11/17/98, Ordinance 1651]
- (31) Service Stations.

(32) Theater uses defined and regulated by Chapter 5-1400, except as may be regulated by Section 11-1502(36).[Revised 5/16/06, Ordinance 1920].

(33) Transient Merchants, Solicitors, and Canvassers, defined and regulated by Chapter 5-1500.[Revised 4/1/97, Ordinance 1600]

(34) Off-sale intoxicating liquor establishments regulated by Chapter 5-200.

(35) Non-Profit Clubs, Lodges, and Halls.[Revised 5/7/02, Ordinance 1761]

(36) No adult oriented business, as defined by Section 5-2202, is permitted, except adult book stores, adult cabarets, adult conversation parlors, adult motion picture theaters, and adult novelty businesses, subject to regulation under Chapter 5-2200 and Section 11-1863, Revised City Code 1982, or state or federal law.[Revised 7/2/02, Ordinance 1775]

11-1503 Conditional Uses.

(1) Agricultural, construction, and industrial machinery, equipment, sales, or service.

(2) Archery Clubs defined and regulated by Section 5-400.

(3) Automobile rental facility.[Revised 5/15/07, Ordinance 1949]

(4) Commercial storage facilities.

(5) Contractors' and carpenters' shop.

(6) Gun Clubs defined and regulated by Section 5-1100.

(7) Motor vehicle body work or spray painting.

(8) Physical fitness centers.[Revised 8/16/05, Ordinance 1900]

(9) Rental businesses with exterior storage.

(10) State licensed day care facilities.

(11) Trailer, travel trailer, or mobile home sales or rental.

(12) Used vehicle sales in conjunction with new vehicle sales.

(13) Warehousing and wholesale business.[Revised 7/2/02, Ordinance 1775]



Planning Commission Regular

5.

Meeting Date: 05/16/2013

Subject: PC 13-11, MJM Partnership, Revision to Final PUD, 10091 and 10087 Dogwood Street

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a site plan revision to a final Planned Unit Development (PUD). The applicant is proposing to expand the parking area on the north side of the site, adjacent to 101st Avenue.

ACTIONS

Conduct of public hearing
 Recommendation by Planning Commission
 Decision City Council on: June 4, 3013

60 DAY RULE

The applicant submitted this application on: April 10, 2013

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: June 9, 2013

LOCATION

The property is located on the south side of 101st Avenue between Dogwood and Cottonwood Streets.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Office Complex	Office	Office and PUD
North	101st Avenue and Single family homes	Low Density Residential	Low Density Residential 2
South	Single family home	Low Density Residential	Low Density Residential 2
East	Single family homes	Low Density Residential	Low Density Residential 2
West	Convenience store	General Commercial	Low Density Residential 2 and PUD

DISCUSSION

Background

In November 2006, the applicant is was granted approval for a revised site plan for a PUD to construct four (4) two-story office buildings. Each building is 6,000 square feet. The buildings were placed in the center of the site around a central plaza. The parking requirement for 24,000 square feet of office space is 80 spaces (1 space per 300 square feet of office). The approved site plan includes 80 parking spaces. The applicant has leased three of the four buildings with a mix of general office and medical office tenants. This mix of tenants has resulted in a shortage

parking spaces. Medical offices require parking at a ratio of 1 space per 215 square feet of floor space, which is slightly higher than the ratio for general office.

The applicant has a potential tenant, an engineering firm, for the empty building (Building A). The applicant would like to provide additional parking to meet the parking needs of the engineering firm. To accommodate the additional parking spaces the applicant considered several alternatives. He considered adding spaces on the south of side of the site, adjacent to the single family home. However, they rejected that option because of the potential impacts on the adjacent residence. They also considered purchasing the residential lot, but encountered an unwilling seller. The final option was expanding the parking on the north side of the site, along 101st Avenue.

Analysis

The changes to the site include expanding the parking lot on the north side of the site 15 feet toward 101st Avenue. This will allow the applicant to provide 45 degree diagonal parking on both sides of the driveway. The driveway will remain 20 feet wide and one-way counter clockwise direction around the buildings. The proposed expansion would leave a 5 foot setback with the right-of-way for 101st Avenue. The current setback is 20 feet. The proposed layout will accommodate an additional 11 parking stalls.

Setbacks

The typical setback requirement between paving and street right-of-way is 20 feet. However, since this is a PUD, there is an opportunity to provide a smaller setback. The applicant is proposing a five foot setback between the paving and the right-of-way of 101st Avenue. The right-of-way for 101st is extremely wide, 100 feet, and the street is shifted to the north side of the right-of-way. This results in an extra wide boulevard on the south side of the street, adjacent to this site. The curb is setback 33 feet from the property line and the sidewalk is setback 19 feet from the property line. Including the proposed five foot setback, the parking will be 38 feet from the curb and 24 feet from the sidewalk.

Landscaping

The applicant is proposing additional trees along 101st. Combined with the existing trees, there will be 10 trees along 101st Avenue, the landscape regulations require seven. The landscape plan includes some replacement of the planting beds and hedge. Code requires a three foot high hedge or berm between 101st Avenue and the parking lot. Additional plantings are required to meet code.

The landscaping will be planted on the City right-of-way. The landscaping can be planted in the right-of-way provided the property owner enter into a maintenance agreement with the city and it does not interfere with utilities.

Engineering Comments

- The site plan must include dimension of the parking stalls and drive aisle width.
- Show modifications to the existing pedestrian ramp and aisle.
- A new catch basin is required in the northwest corner of the expanded parking area.
- How much additional impervious surface area is resulting from the proposed expansion?
- The plan must show provisions for an emergency over flow.

RECOMMENDATION

In Planning Case 13-11, the Planning Commission recommend approval of the amendment to the final PUD with the following conditions:

1. The landscape plan be revised to show the required three foot high hedge and planting bed or three foot high berm and planting beds along 101st Avenue.
2. The property owner enter into a landscape maintenance agreement with the city and no landscaping can interfere with utilities.
3. The City Engineer's comments must be addressed.

Attachments

Location Map

Revised Site Plan

Landscape Plan

Existing Site Plan

Air Photo

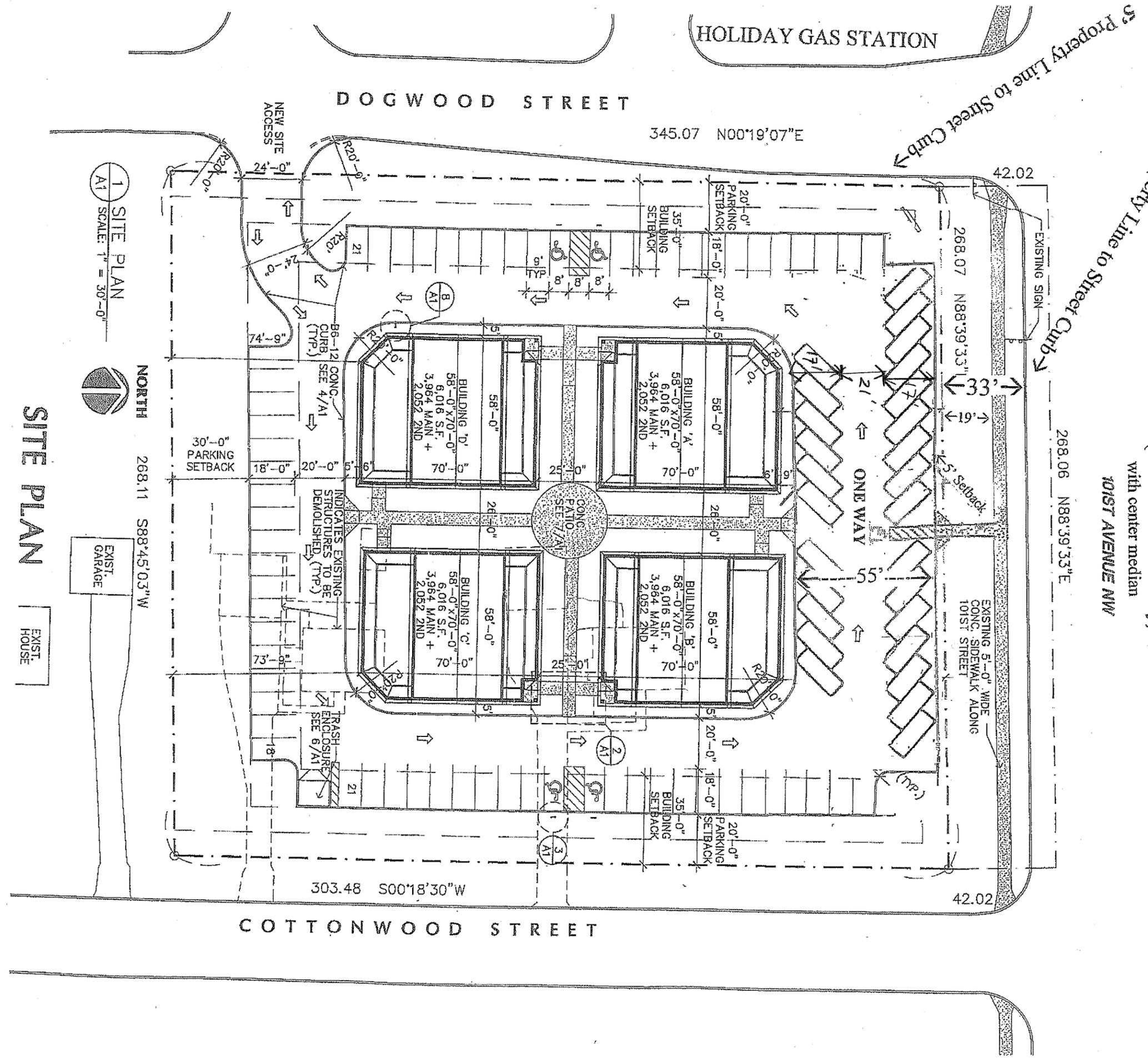
Location Map



55

REVISED SITE PLAN

33' Property Line to Street Curb
(Four Lane Roadway)
with center median
101ST AVENUE NW



1 SITE PLAN
A1 SCALE: 1" = 30'-0"

NORTH 268.11 S88°45'03"W

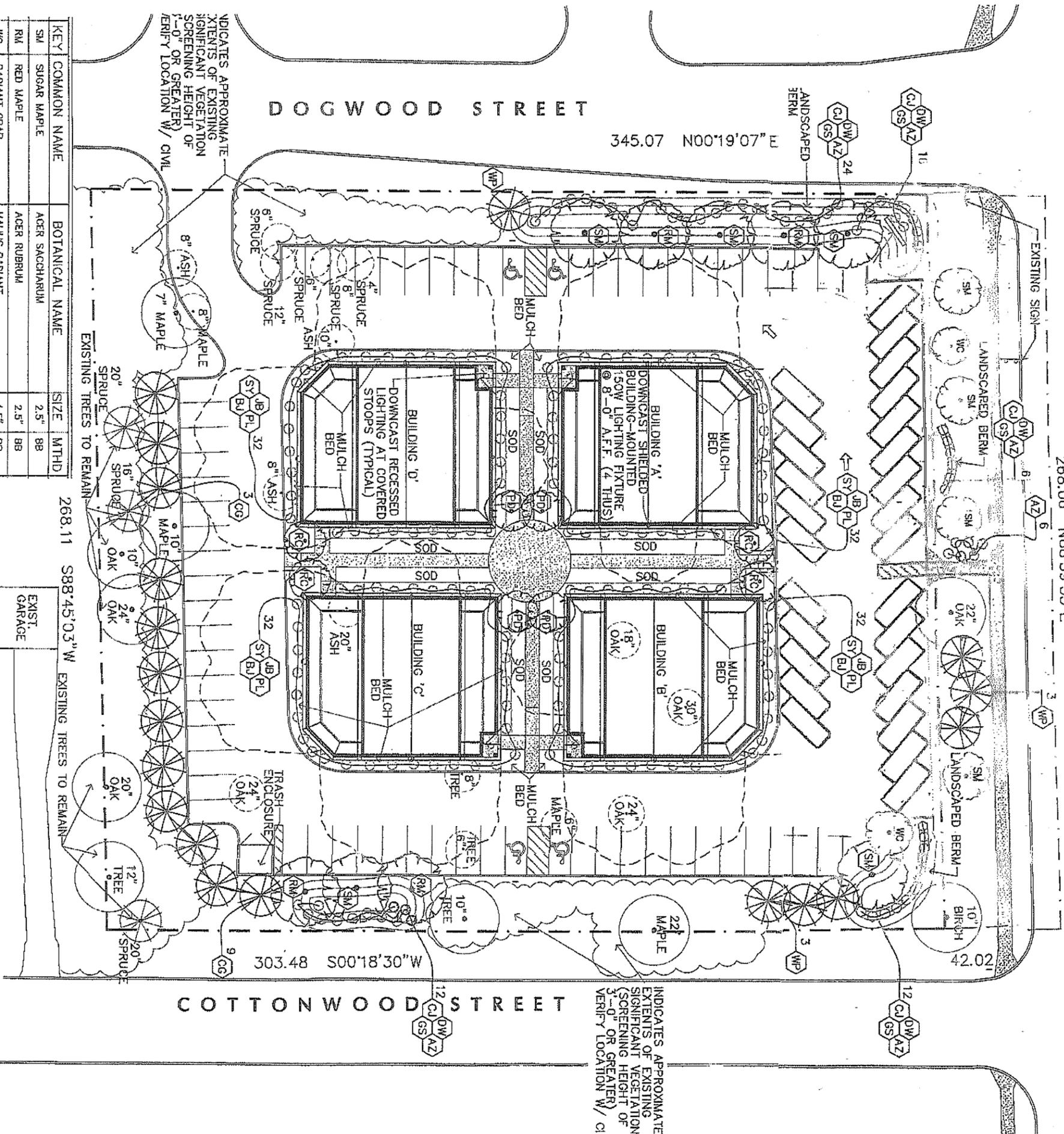
SITE PLAN EXIST. HOUSE

CARDINAL HEIGHTS OFFICES

Scale: 1" = 50'

101ST AVENUE NW

268.06 NB83°39'33"E



DOGWOOD STREET

345.07 N00°19'07"E

COTTONWOOD STREET

303.48 S00°18'30"W

268.11 S88°45'03"W

KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD
SM	SUGAR MAPLE	ACER SACHARUM	2.5"	BB
RM	RED MAPLE	ACER RUBRUM	2.5"	BB
WC	RADIANT GRAB	MALUS RADIANT	1.5"	BB
SC	SPRING SNOW CRAB	MALUS SPRING SNOW	1.5"	BB
SC	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	1.5"	BB
CG	COLORADO GREEN SPRUCE	PICEA PUNGENS	6"	BB
WP	WHITE PINE	PINUS STROBUS	6"	BB
GS	GOLDFLAME SPIREA	SPIRAEA BUMALDA	24" IN POT	CONT.
DW	RED TWIGGED DOGWOOD	CORNUS BAILEYI	24" IN POT	CONT.
AZ	AZALEA, GOLDEN LIGHTS, MOLLS, NORTHERN LIGHTS	RHODODENDRON HYBRIDS	24" IN POT	CONT.
CJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA	24" IN POT	CONT.
CJ	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	24" IN POT	CONT.
PL	PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA	24" IN POT	CONT.
JB	JAPANESE BARBERY	BERBERIS THUNBERGI	24" IN POT	CONT.
SY	JAPANESE SPREADING YEW	TAXUS CUSPIDATA 'CAPITATA'	24" IN POT	CONT.

LANDSCAPING & LIGHTING PLAN



CARDINAL HEIGHTS OFFICES

Scale: 1" = 50'



20' Property Line to Street Curb

33' Property Line to Street Curb

HOLIDAY GAS STATION

202

5' Property Line to Street Curb

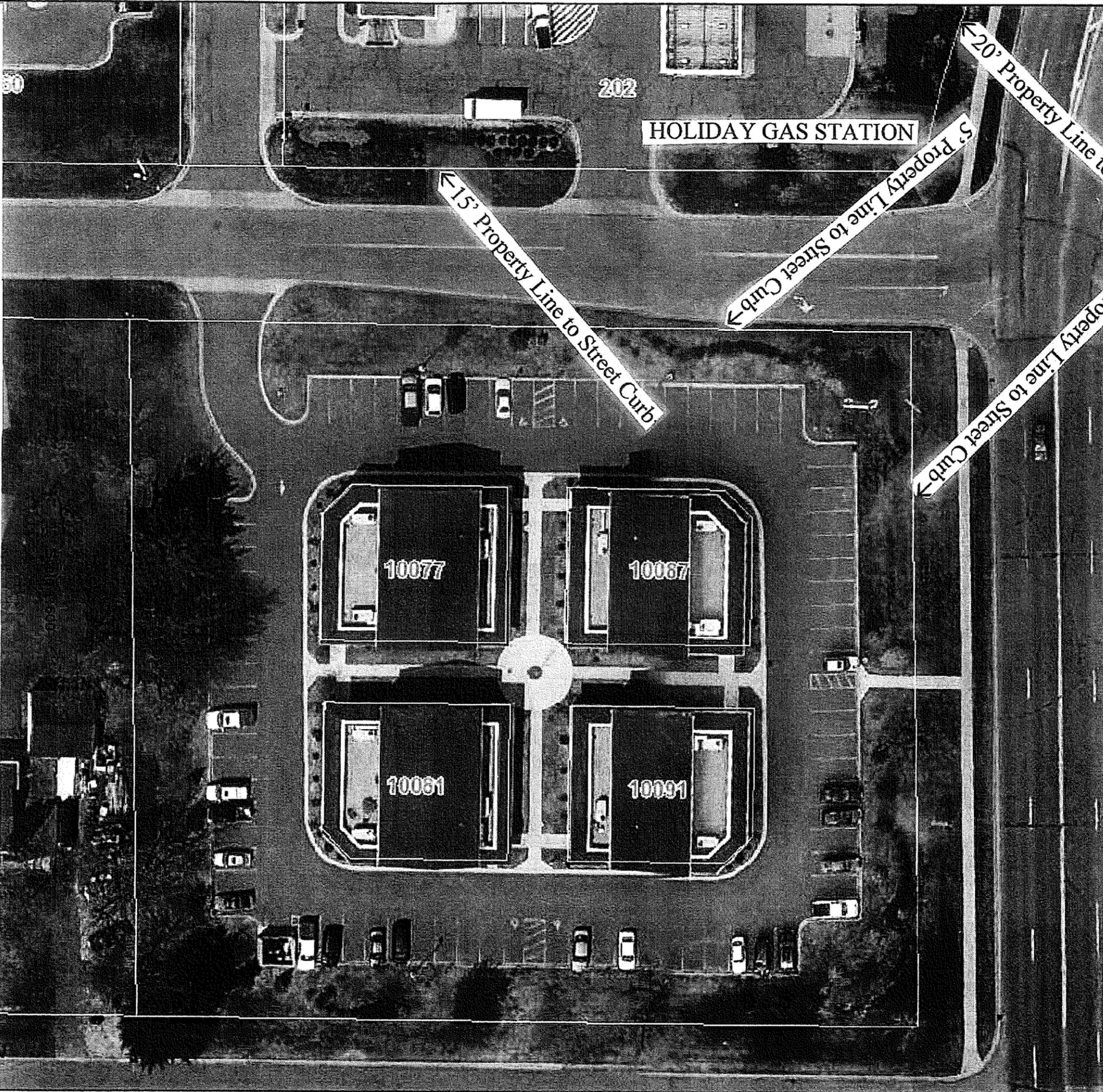
15' Property Line to Street Curb

10077

10067

10061

10091



CARDINAL HEIGHTS OFFICES

Aerial Photo: Flown Spring 2011



Prepared by Anoka
County GIS Department
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