



PLANNING COMMISSION AGENDA

Thursday, February 20, 2014

6:30 p.m.

Coon Rapids City Center

Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Approval of Minutes from January 16, 2014

Old Business

1. PC 13-24, Site plan approval for a second freestanding sign, 430 Coon Rapids Blvd, Jack Ovick

New Business

2. PC 13-32 Preliminary Plat Tylers Cove, 127th Avenue, Terry and Jeanette Balfany
3. PC 13-32, Site plan amendment to allow design flexibility for a monument sign, 11850 Blackfoot St, Frauenshuh
4. PC 14-01, Amcon, Site Plan for a freight terminal and warehouse.
5. PC 14-02 Registered Land Survey, 87th Avenue and Evergreen Boulevard, Amcon Construction

Other Business

6. 2013 Planning Commission Annual Report

Current Development

Adjourn



Planning Commission Regular

Meeting Date: 02/20/2014

SUBJECT: Approval of Minutes from January 16, 2014

Attachments

Draft January 16, 2014 Minutes

COON RAPIDS PLANNING COMMISSION MEETING OF JANUARY 16, 2014

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, Jonathan Lipinski, Donna Naeve, Wayne Schwartz, and Julia Stevens.

Members Absent: Commissioner Zachary Stephenson.

Staff Present: Community Development Director Marc Nevinski; Planner Scott Harlicker; and, City Attorney Dave Brodie.

PLEDGE OF ALLEGIANCE

Chair Geisler led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER LIPINSKI, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF MINUTES

Commissioner Naeve requested staff make the discussed changes to the minutes as discussed at Planning Commission meetings. She explained the September meeting minutes should be amended as follows in Item 2 of Planning Case 13-28: The park dedication fee of \$55,800, shall be paid prior to the release of the plat.

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF NOVEMBER 21, 2013, AS CORRECTED ABOVE. THE MOTION PASSED UNANIMOUSLY.

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF DECEMBER 19, 2013, AS PRESENTED. THE MOTION PASSED (LIPINSKI ABSTAINED).

OLD BUSINESS

1. PLANNING CASE 13-30 – CONDITIONAL USE PERMIT – PLACE OF WORSHIP – 10732 HANSON BOULEVARD – NORTH POINT CHURCH – PUBLIC HEARING
-

It was noted the applicant is requesting a Conditional Use Permit to operate a place of worship in the building located at 10732 Hanson Boulevard. The Commission postponed action on this item, and asked that staff and the applicant work on an alternative to the five-year time frame proposed for in bringing the site into compliance with the current City Code. Staff discussed the nonconformities on the site with regard to the property line setbacks, along with the requests of the applicant. It was noted the paving to the rear of the building was in poor condition. There were areas of uneven pavement as well. The need applicant would need at least 50 parking stalls onsite in order to have 200 seats in the sanctuary. At this time, Staff has found 33 parking stalls could fit on the site, which would allow for 132 seats in the sanctuary.

Commissioner Naeve asked if the garage door and loading dock would be moved. Planner Harlicker stated the planting bed would be removed, which increased the drive aisle width. The landscaping around the perimeter would be improved. He reported the applicant was not proposing to remove the loading dock at this time.

Commissioner Naeve questioned if the fence would remain in place. Planner Harlicker indicated the fence was gated and would remain in place.

Commissioner Stevens inquired if the church accepted the recommendation of 132 seats. Planner Harlicker commented the church was hoping to have 50 parking stalls on the site to allow for 200 seats in the sanctuary. That led the church to submit an alternate plan that would remove the fencing.

Commissioner Naeve reported the parking was non-conforming. For this reason, she did not support the request. She recommended the applicant submit a site plan for the Commission to review.

Commissioner Lipinski agreed stating it would be difficult for this site to find 50 parking spaces.

Commissioner Schwartz also agreed and did not believe the proposed site plan from the applicant would provide a workable solution. He commented the rear parking area would need to be striped, which could not be done on the existing dirt and gravel.

Commissioner Stevens reported the plan recommended by staff would not have cars parked on the dirt and gravel area.

Chair Geisler was not in favor of the church using substandard parking. She commended staff for finding the 33 parking spaces, which allowed for 132 seats in the sanctuary.

Ron Touchette, 7078 East Fish Lake Road, addressed the Commission regarding the parking concerns. He reviewed the certified ALTA survey noting it was completed on November 19, 2013. He explained the site had been abandoned for the past four years and had no site maintenance. He requested the Commission allow the site in its current state be allowed to be used for a place of worship with 50 parking spaces. It was his opinion that the rear parking could be used for parking after the area was swept, cleaned and the potholes were filled. He wanted to see the site moved from a blighted property to a site being improved and used.

Kevin Kawlewski, City Engineer, reviewed the condition of the asphalt in the rear parking lot. He could not provide comment on the integrity of the asphalt given the amount of debris on the surface. He expressed concern with the grade changes in the parking lot both for vehicles and pedestrians. He did not see how the area could be striped and used for vehicles. The raised island was also a concern. It was his opinion that it would require more than maintenance to create a safe parking lot.

Mr. Touchette indicated the loading dock could be altered if recommended by the Commission. He understood there were areas within the parking lot that required repair, but he did not believe the asphalt was un-useable.

Commissioner Naeve stated even if the rear parking lot were completely replaced, the site had parking setback issues.

Planner Harlicker commented the asphalt in the rear parking lot was installed prior to 1994 and the building was constructed in 1971.

Chair Geisler commented the Commission could proceed with the recommendation from staff or take action on the alternate plan submitted by the applicant. Community Development Director Nevinski suggested the Commission refer and take action on the recommendation from staff.

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER SCHWARTZ, TO DENY PLANNING CASE 13-30, THE ALTERNATE PLAN SUBMITTED BY THE APPLICANT WITH 50 PARKING SPACES BASED ON THE CITY'S REQUIREMENT TO HAVE REASONABLE REGULATIONS TO MEET SAFETY AND WELFARE REQUIREMENTS. THE MOTION PASSED 5-1 (STEVENS OPPOSED).

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER SCHWARTZ, TO DENY PLANNING CASE 13-30, THE CONDITIONAL USE PERMIT FOR A PLACE OF WORSHIP BASED ON THE CITY'S REQUIREMENT TO HAVE REASONABLE REGULATIONS TO MEET SAFETY AND WELFARE REQUIREMENTS. THE MOTION PASSED 5-1 (STEVENS 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. ELECTION OF VICE CHAIR

Staff requested the Commission elect a Vice Chair for 2014.

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER LIPINSKI, TO ELECT WAYNE SCHWARTZ AS VICE CHAIR OF THE PLANNING COMMISSION FOR 2014. THE MOTION PASSED UNANIMOUSLY.

3. CONSIDER ADOPTION OF THE 2014 RULES OF ORDER, INTERNAL PROCEDURES AND POLICIES, AND CODE OF ETHICS

Staff requested the Planning Commission adopt the 2014 Code of Ethics, Rules of Order and Internal Procedures and Policies.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER LATTIMORE, TO ADOPT THE 2014 RULES OR ORDER, CODE OF ETHICS AND INTERNAL PROCEDURES AND POLICIES. THE MOTION PASSED UNANIMOUSLY.

4. PLANNING CASE 13-31 – PRELIMINARY PLAT – TYLERS COVE – 127TH AVENUE – T&J BALFANY – PUBLIC HEARING

Staff requested the Planning Commission open the public hearing, take comments from the public and then postpone this item to the February 20, 2014 meeting.

Chair Geisler opened the public hearing at 7:15 p.m.

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER STEVENS, TO POSTPONE PLANNING CASE 13-31 TO THE FEBRUARY 20, 2014 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

5. CASE 13-32 – SITE PLAN AMENDMENT TO ALLOW DESIGN FLEXIBILITY FOR A MONUMENT SIGN – 11850 BLACKFOOT STREET - FRAUENSHUH

Staff requested the Planning Commission open the public hearing, take comments from the public and then postpone this item to the February 20, 2014 meeting.

Chair Geisler opened the public hearing at 7:16 p.m.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER SCHWARTZ, TO POSTPONE PLANNING CASE 13-32 TO THE FEBRUARY 20, 2014 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

Community Development Director Nevinski provided the Commission with an update on current development taking place in Coon Rapids.

ADJOURN

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER STEVENS, TO ADJOURN THE MEETING AT 7:18 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther

Planning Commission Recording Secretary

Draft



Planning Commission Regular

1.

Meeting Date: 02/20/2014

Subject: PC 13-24, Site plan approval for a second freestanding sign, 430 Coon Rapids Blvd, Jack Ovick

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting use and design flexibility to allow a second freestanding pylon sign.

ACTIONS

Conduct of public hearing
 Recommendation by Planning Commission
 Decision City Council on: March 4, 2014

60 DAY RULE

The applicant submitted revised site plan with a new location for the freestanding sign on January 21, 2014. The changes were significant enough to warrant referral back to the Planning Commission.

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: March 22, 2014

LOCATION

The property is located at 430 Coon Rapids Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Convenience store	Commercial Mixed Used	PORT and PUD, River Rapids Overlay
North	Coon Rapids Blvd and office building	Commercial Mixed Used	PORT, River Rapids Overlay
South	Hotel	Commercial Mixed Used	PORT and PUD, River Rapids Overlay
East	Vacant	Commercial Mixed Used	PORT and PUD, River Rapids Overlay
West	Highway 610	N/A	N/A

DISCUSSION

Background

On December 19th the Planning Commission recommended approval of revised building elevations and the proposed additional wall sign for 610 Express. The Commission recommended denial of the proposed second freestanding pylon sign. At their meeting on January 21st, the City Council approved the building elevations and

the additional wall sign. However, the applicant came to the meeting with a new location for the freestanding sign. They proposed to place the sign in the southwest corner of the site, in the rear of the site adjacent to the dumpster enclosure. The proposed new location of the second freestanding sign to the southwest corner of the site was significant enough to warrant review by the Planning Commission. Therefore, the Council referred the matter of the second freestanding sign back to the Planning Commission for their review and recommendation.

Freestanding Sign

The applicant is proposing a 48 foot tall freestanding pylon sign in the southwest corner of the site, adjacent to the Highway 610 exit ramp. The applicant is requesting the pylon sign to gain visibility from Highway 610 and better visibility from Coon Rapids Boulevard. Code allows one monument sign per property. There is an existing monument sign along Coon Rapids Boulevard near the entrance to the site. The applicant is requesting both **use and design flexibility** regarding a second freestanding sign. Use flexibility is requested with respect to allowing a second freestanding sign, and design flexibility because a pylon sign is proposed.

Use flexibility may be granted if the applicant demonstrates the following:

- (a) The modification significantly advances the intent of this Section;
- (b) The modification is necessary to develop the property in an efficient, well-organized way; and
- (c) The plan provides significant site amenities, buffers, and other elements to offset any potential harmful effects that could be caused by the use.

The sign is being proposed to provide better visibility from Highway 610. However, the sign proposal is not in alignment with the policies and standards for Coon Rapids Boulevard and staff does not believe the applicant has satisfied the standards for granting use flexibility. Specifically, the applicant has not demonstrated how the proposed sign will a) advance the intent of the code, b) is necessary to develop the property efficiently, or c) provide amenities or mitigate development effects.

Design flexibility may be approved provided the applicant demonstrates an alternative approach to meeting the design standards is necessary to respond to site conditions, will result in better integration of uses or additional public amenities, and will further the intent of this Section. Staff does not believe the desire for better visibility from Highway 610 meets these standards. Specifically, the applicant has not demonstrated how the proposed sign will respond to sight conditions, better integrate uses or add public amenities, or will advance the intent of the code.

In addition to not meeting the criteria set forth by City Code, allowing a pylon sign would be a significant diversion from the direction the City has established for Coon Rapids Boulevard, and will have implications for future uses of both this site and other sites within the Boulevard and 610 corridor. Furthermore, allowing a pylon would be unfair to other properties in the area which have developed since the current standards were adopted in 2002. The applicant should work with MnDOT to locate a "blue commerce" sign on 610 directing drivers to various establishments in the area.

RECOMMENDATION

In Planning Case 13-24, the Planning Commission recommend the following:

Use Flexibility

Deny the request for **use flexibility**. Section 11-903.12 states that use flexibility may be approved provided the applicant meets the following findings:

- (a) The modification significantly advances the intent of this Section;
- (b) The modification is necessary to develop the property in an efficient, well-organized way; and
- (c) The plan provides significant site amenities, buffers, and other elements to offset any potential harmful effects that could be caused by the use.

The sign proposal is not in alignment with the policies and standards for Coon Rapids Boulevard and staff does not

believe the applicant has satisfied the standards for granting use flexibility. Specifically, the applicant has not demonstrated how the proposed sign will a) advance the intent of the code, b) is necessary to develop the property efficiently, or c) provide amenities or mitigate development effects.

Design Flexibility

Deny the request for **design flexibility**. Section 11-903.12 states that design flexibility may be approved provided the applicant demonstrates such modification is necessary to respond to site conditions, will result in better integration of uses or additional public amenities, and will further the intent of this Section.

The desire for better visibility from Highway 610 is not sufficient to meet the standards for granting design flexibility. Specifically, the applicant has not demonstrated how the proposed sign will respond to sight conditions, better integrate uses or add public amenities, or will advance the intent of the code.

Attachments

Location Map

Site Plan with proposed sign location

Sign Elevations

View Coon Rapids Boulevard

View Highway 610

View Highway 610 Exit Ramp

Applicant's Narrative

Location Map





PYLON SIGN - 100 sq. ft.

SIGN SPECIFICATIONS

Materials

- Aluminum cabinet & retainers.
- Panaflex sign faces for "Steak 'n Shake".

Decoration

- Cabinet filler painted red to match PMS 485C.
- White panaflex faces with red vinyl copy to match Arlon Calon 2500-33 red vinyl.
- Cabinet wings painted Silver.
- Logo can painted gloss black.
- Logo face clear acrylic background decorated with black vinyl (2nd surface) - copy backspray white. 1" trim cap.
- Tagline can painted gloss black. Tagline face clear acrylic. Background decorated with black vinyl copy (2nd surface) - copy backspray white.

Area

- 100 sq. ft.

Weight(Est.)

- t.b.d.

Wind Load

- t.b.d.

ELECTRICAL SPECIFICATIONS

Illumination

- 4300K White LED by GE Lighting Solutions

Transformers

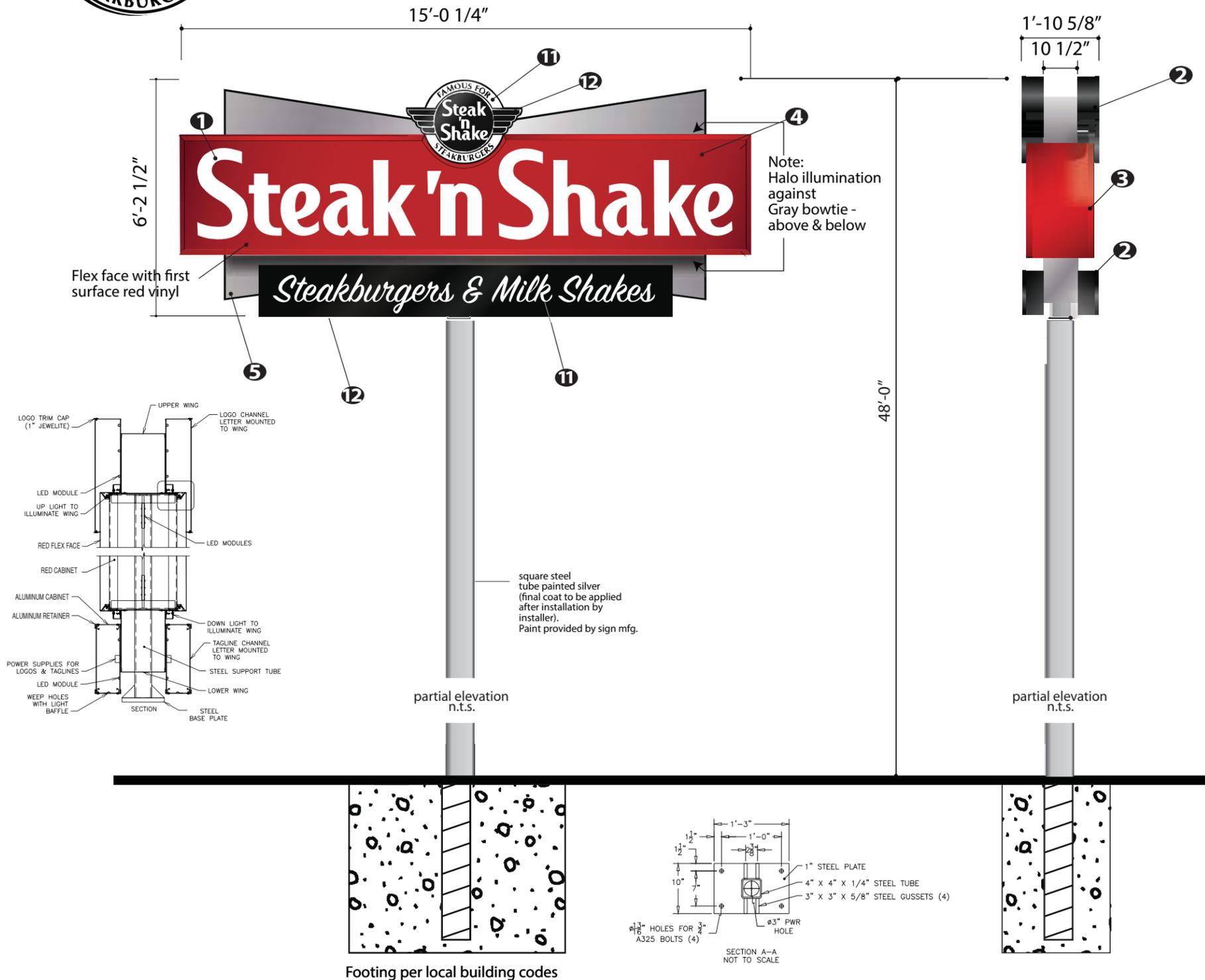
- T.B.D.

Line Load

- 7.55A

COLOR KEY

- 1** 945 White Panaflex
- 2** Akzo B15 Jet Black
- 3** PMS 485C
- 4** Arlon Calon 2500-33 Red Vinyl
- 5** Matthews Brushed Aluminum MP30136 R11726 Satin Finish V1.0
- 11** Spraylat L-806 White
- 12** 3M 7725-12 Black Vinyl



PART # 751-SNS-P100-HEAD



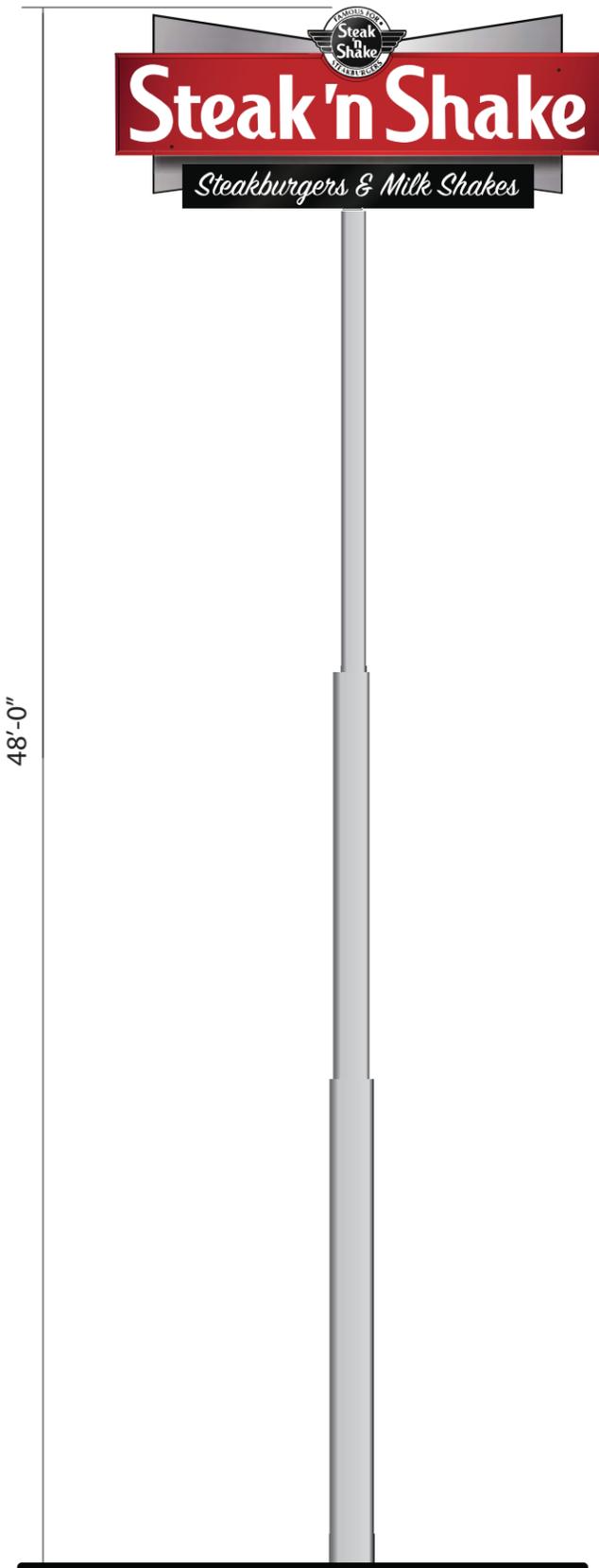
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CUSTOMER APPROVAL: _____
 DATE: _____

	DATE	BY		DATE	BY
Rev.#1	_____	_____	Rev.#4	_____	_____
Rev.#2	_____	_____	Rev.#5	_____	_____
Rev.#3	_____	_____	Rev.#6	_____	_____



DRAWING NO:
73901.01 P
 DATE: 1-16-2014
 S. Hawke



**INTOWN
Suites**
EXTENDED-STAY LIVING
STUDIOS
KITCHENS

FROM
269.99
WEEK

Steak 'n Shake
Chick-fil-ee & All Other

Shell
ATM
CAR WASH



WEST NORTH
10 51 47
University Ave
3/4 MILE
EXITS ONLY

3
Coon Rapids Blvd

Crab & Shell



Coon Rapids Blvd



Steak 'n Shake

Little's
Cafe

Construction Consultants, Inc.

NARRATIVE – REVISED REQUESTED USE AND DESIGN FLEXIBILITY

- A. Entrance canopy accent wall & signage (three walls)
- B. Pick-up window accent wall & signage (three walls)
- C. Coon Rapids accent fascia & signage (three walls)

NARRATIVE

1. SITE CONDITIONS
ALTERNATIVE APPROACH

The location of 610 and the 610 ramp are unique to the site. Trees and foliage block the view of the food business from 610 ramp, the gas canopy on the south, and the 3 story motel with 2 pylon signs create a distraction to branding the food business proposed in the dated building. The modification significantly advances the intent of this section.
2. THE MODIFICATION IS
NECESSARY TO DEVELOP THE
PROPERTY IN AN EFFICIENT,
WELL ORGANIZED WAY.

The addition of three visible elements, with food business identity color and lettering, will make reasonable use of the property. In addition to the food business branding, the owner proposes to re-finish the entire roof to a neutral (gray) color, and screen the equipment on the side of the building adjacent to the motel.
3. DESIGN STANDARD FLEXIBILITY

The proposed improvements would develop the property with significant amenities in a well-organized manner. No potential harmful effects would be experienced by the port authority.



Planning Commission Regular

2.

Meeting Date: 02/20/2014

Subject: PC 13-32 Preliminary Plat Tylers Cove, 127th Avenue, Terry and Jeanette Balfany

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting preliminary plat approval for Tyler Cove, a two lot single family residential plat. The proposal includes request for a variance to the 80 foot minimum lot width requirement to allow a lot width of 78 feet.

ACTIONS

Conduct of public hearing
Recommendation by Planning Commission
Decision City Council on: March 4, 2014

60 DAY RULE

The applicant submitted this application on: December 9, 2013

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: April 8, 2014

LOCATION

The property is located located on the east end of 127th Avenue, east of Shenandoah Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Undeveloped	Low Density Residential	Low Density Residential 2
North	Single Family	Low Density Residential	Low Density Residential 2
South	Sod Farm	Low Density Residential	Low Density Residential 2
East	Single Family and Sod Farm	Low Density Residential	Low Density Residential 2
West	Single Family	Low Density Residential	Low Density Residential 2

DISCUSSION

Background

The applicant is proposing to plat two lots on the east end of 127th Avenue. 127th Avenue at this location is a cul de sac east of Shenandoah Boulevard; the proposed lots are located at the end of the cul de sac. The area to be platted is part of a larger 39 acre parcel owned by the applicant. The property is currently used by the applicant as their residence and a sod farm. The remainder of the larger parcel will continue to be used as a residence and sod farm.

Lot Layout

The proposed lots comply with the lot depth and lot area requirements of the LDR2 zoning district. However, a variance is requested to the lot width requirement. Lot 1 is 13,342 square feet and Lot 2 is 12,887 square feet. Both lots have 47 feet of frontage on 127th Avenue and are 128 feet deep. The lot width measured at the front setback line is 78.36 feet for both lots, 80 feet is the minimum lot width requirement. The variance analysis is discussed below.

Grading, Drainage and Utilities

The property has been rough graded. Final grading will be approved at the time of building permit. Utilities are available in 127th Avenue. There is a 20 foot wide drainage and utility easement across the north property line of Lot 1; typical five and 10 foot easements are located along the other property lines.

Park Dedication

Park dedication in the amount of \$4,000 (\$2,000 per lot) is required prior to releasing the plat for recording.

Variance

The proposed plat requires a variance to the lot width requirement. The minimum lot width requirement, measured at the 35 foot front setback, is 80 feet. The applicant is proposing 78.36 feet. A 1.64 foot variance is required to the minimum 80 foot lot width. The parcels are confined by existing lots so that no additional land is available to meet the minimum lot width requirement.

The Subdivision Regulations permit the granting of variances (Coon Rapids Code 11-1504.7). The variances can be granted provided the following are met:

Criteria for Granting a Variance	Criteria Satisfied?
The intent of this Chapter is met	Yes - The granting of the variance will allow the orderly subdivision of the property.
The granting of the variance will not be detrimental to the public safety, health or welfare, or injurious to other property or improvements in the neighborhood in which the property is located	Yes - The granting of this variance will not be detrimental to the public or neighborhood.
The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are generally not applicable to other property	Yes - The property is bounded on two sides by existing lots that prohibit the proposed lots from complying with the minimum lot width requirement.
The literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district	Yes - The adjacent lot to the north does not meet the lot width requirement.
The special conditions and circumstances do not result from the actions of the applicant	Yes - the special condition is a result of how the the adjacent lots were platted.
Because of the particular natural surroundings, shape, or topographical conditions of the specific property involved, unusual hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out	Yes - without the variance the the lots can not be platted in an efficient manner.

RECOMMENDATION

In Planning Case 13-31, the Planning Commission recommend approval of the preliminary plat and lot width variance for Tyler's Cove with the following conditions:

1. All comments of the City Engineer be addressed.
2. Park dedication in the amount of \$4,000 be paid prior to releasing the plat for recording.
3. One street tree per lot be planted prior to the issuance of a Certificate of Occupancy.

Attachments

Location Map

Preliminary Plat

Grading and Utility Plan

Survey of Entire Balfany Parcel.

Location Map



INDEX SHEET & PRELIMINARY PLAT

FOR: TYLERS COVE

195X 127th Avenue NW,
Coon Rapids, MN 55448

FEE OWNERS AND DEVELOPERS: Terry Balfany
1931 Main Street NW,
Coon Rapids, MN 55448
Phone: 763-300-5813

SURVEYOR: Acre Land Surveying, Inc.
26450 Rum River Drive NW,
Isanti, MN 55040
(763) 444-9147
Lyle Reynolds, LS (763) 439-2702 cell

ENGINEER: Campion Engineering Services, Inc.
1800 Pioneer Creek Center
P.O. Box 249
Maple Plain, MN 359
Phone: 763-479-5172
Fax: 763-479-4242

PROPOSED DESCRIPTION

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Beginning at the northwest corner thereof; thence South 88 degrees 53 minutes 20 seconds East, assumed bearing, along the north line of said Southwest Quarter of the Southeast Quarter, 195.05 feet; thence South 01 degrees 06 minutes 40 seconds West 74.73 feet; thence South 47 degrees 40 minutes 30 seconds West 159.76 feet; thence North 89 degrees 14 minutes 21 seconds West 77.91 feet to the west line of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 45 minutes 39 seconds East along said west line 185.06 feet to the point of beginning.

PROPOSED: A subdivision consisting of 2 Urban Residential lots to be used for Single Family Residential purposes.

Existing Zoning: LDR-2 Low-Density Residential District
Proposed Zoning: LDR-2 Low-Density Residential District
Proposed Use: A subdivision consisting of 2 Low-Density Residential lots
Watershed District: Coon Creek Watershed District
Total Number of New Lots: 2
Total Area of Plat: 29,545 sq. ft. (0.678 acres)
Total area of New Public ROW: 2,816 sq. ft. (0.065 acres)
Proposed Utilities: Sewer. Services are in place
Water. Services are in place

GENERAL NOTES

- Field survey was conducted on October 28th, 2013.
- Bearings shown hereon are based on the Anoka County Coordinate System.
- Utilities shown hereon are based on observation, utility plans from the City of Coon Rapids and utility company markings. Excavations were not made during the process of this survey to locate underground utilities and/or structures. Additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation. *Gopher State One Call* was contacted per ticket number 132910470.
- Top soil and sub soil conditions have not been analyzed and no representation is made as to the suitability of the existing soil conditions for the intended use.

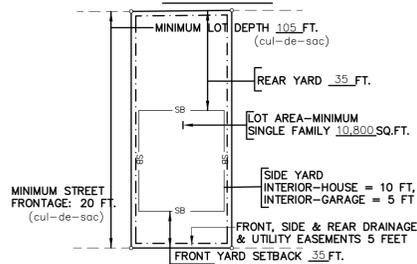
SHEET INDEX

SHEET	DESCRIPTION
1	INDEX SHEET AND PRELIMINARY PLAT
2	GRADING, DRAINAGE AND EROSION CONTROL PLAN
3	SKETCH AND DESCRIPTIONS

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- ▨ DENOTES CONCRETE SURFACE
- ▩ DENOTES BITUMINOUS
- DENOTES EXISTING CONTOURS
- DENOTES STORM SEWER
- DENOTES SANITARY SEWER
- DENOTES WATER MAIN
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS MAIN
- DENOTES HYDRANT
- DENOTES SANITARY MANHOLE
- DENOTES STORM CATCH BASIN
- DENOTES EXISTING TREE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES WETLAND DELINEATION LINE BY SEH REPORT DATED JUNE 09, 2010.

LOT DATA



LOCATION MAP
NO SCALE

REVISIONS

NO.	DATE	DESCRIPTION
11-12-13		Add Wetland Delineation
12-03-13		Misc. Revisions
12-06-13		Misc. Changes

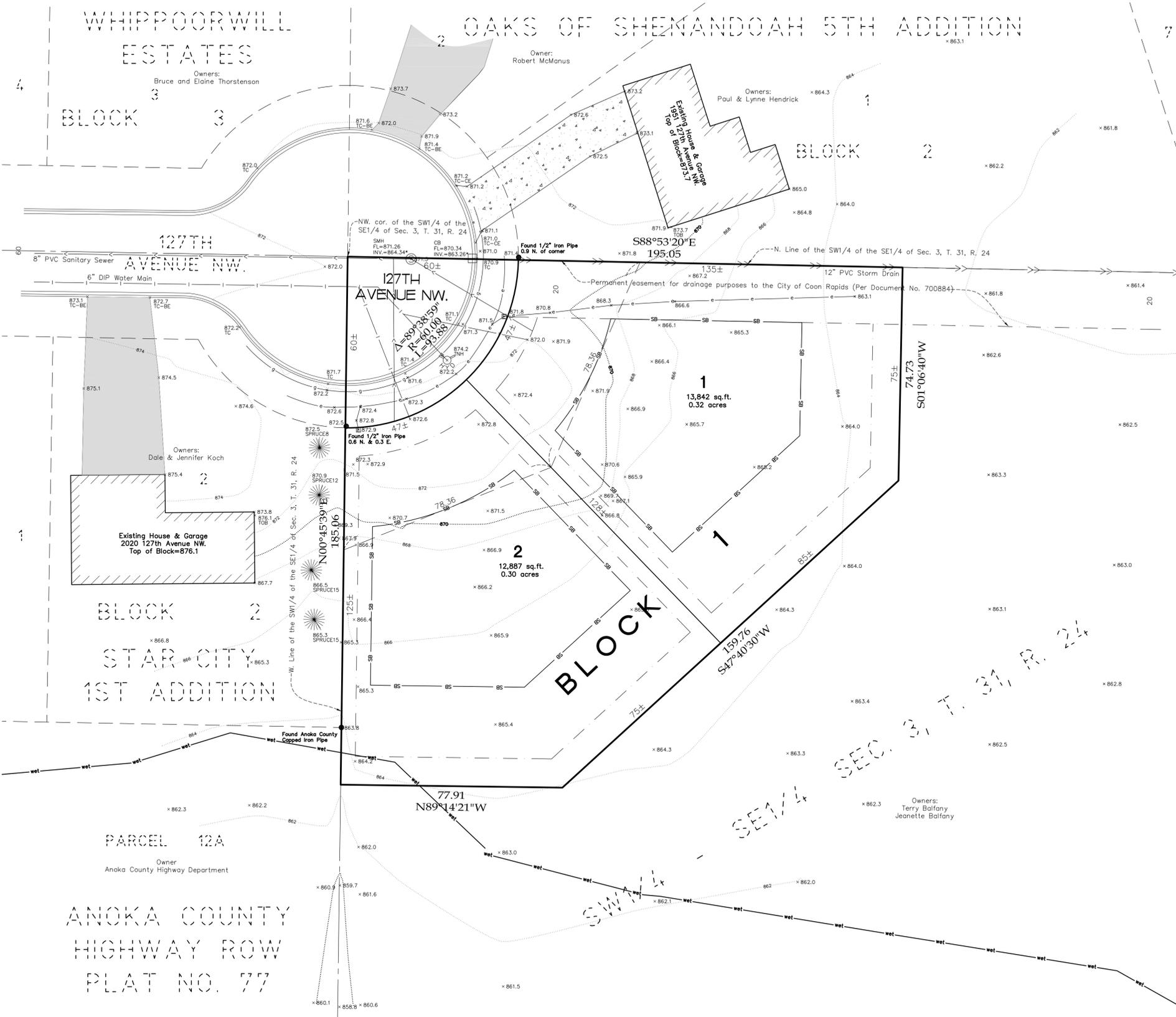
BENCHMARK

Top Nut of Hydrant on E. end of 127th Ave.
NW. E. of Shenandoah Blvd. NW.
Elevation = 874.19 (City of Coon Rapids)

Job #13942HS

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

Lyle C. Reynolds
Lyle C. Reynolds Date: 10-30-13 Reg. No. 13072



Sheet No. 1 of 3 Sheets

ACRE LAND SURVEYING
26450 Rum River Dr. NW.
Isanti, Minnesota 55040
763-444-9147 ir.acrelandsurvey@gmail.com

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

GENERAL NOTES

- VERIFY EXISTING SANITARY SEWER SERVICE ELEVATION PRIOR TO BEGINNING HOME CONSTRUCTION. LOW LEVEL ELEVATIONS PROPOSED, MAY REQUIRE USING SEWAGE EJECTOR PUMPS TO SERVE THE LOW LEVEL.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING SOIL CONDITIONS.
- EXISTING CONDITIONS/UTILITY LOCATIONS PER SURVEY PREPARED BY ACRE LAND SURVEYING.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- THE CONTRACTOR MUST CONTACT ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING GOPHER STATE ONE CALL (1-800-252-1166).
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS.
- ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- THE SITE HAS NOT NECESSARILY BEEN DESIGNED TO BALANCE THE ON-SITE MATERIALS. AFTER THE SITE GRADING IS COMPLETE, IF EXCESS SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL OFF-SITE IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- THE EXISTING TOPSOIL ON THIS SITE VARIES IN DEPTH. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ALL SURFACE VEGETATION AND ANY TOPSOIL OR OTHER LOOSE, SOFT OR OTHERWISE UNSUITABLE MATERIAL BE REMOVED FROM THE BUILDING PAD AREAS PRIOR TO PLACEMENT OF ANY EMBANKMENT.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT 2105.3F2 OR AS DIRECTED BY THE SOILS ENGINEER.
- EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. EMBANKMENT MATERIAL PLACED IN THE BUILDING PAD AREA SHALL BE COMPACTED AS DIRECTED BY THE SOILS ENGINEER.
- TOLERANCES:
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- ALL DISTURBED UNSURFACED AREAS ARE TO IMMEDIATELY RECEIVE SIX INCHES OF TOPSOIL, SEED AND MULCH AND BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- PROPOSED CONTOURS ARE TO FINISHED SURFACE. PLAN GRADE IS TO FINISHED GARAGE FLOOR ELEVATION. EXISTING CONTOURS ARE SHOWN AT 2 FOOT INTERVALS. ALL PROPOSED CONTOURS ARE SHOWN AT 2 FOOT INTERVALS.
- THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR SHALL PROVIDE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION OR AS DIRECTED BY THE SOILS ENGINEER.

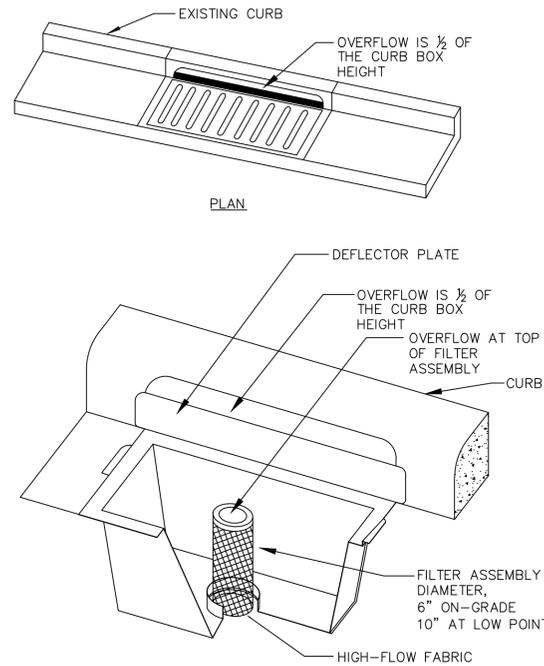
CAUTION NOTES:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.

THE CONTRACTOR MUST CONTACT ALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.

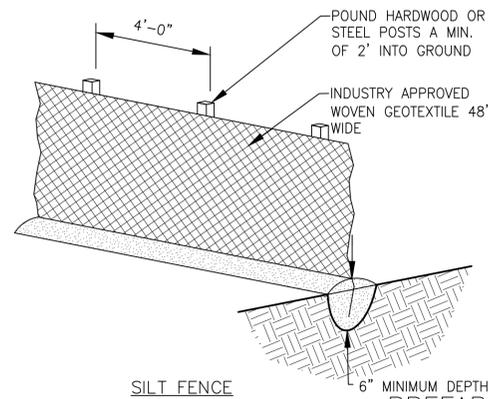
EROSION/SILTATION CONTROL

- ALL EROSION CONTROL AND SILTATION CONTROL WILL COMPLY WITH MINNESOTA'S BEST MANAGEMENT PRACTICES MANUAL AND REGULATIONS OF THE CITY.
- THE CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL REQUIREMENTS OF THE MPCA NPDES PHASE II PERMIT FOR CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO: WEEKLY EROSION CONTROL INSPECTIONS, INSPECTION AFTER 0.5" RAINFALL OR MORE AND DOCUMENTATION OF ALL CORRECTIVE MEASURES. BY BEGINNING CONSTRUCTION, THE CONTRACTOR ACKNOWLEDGES THE TERMS OF THIS PERMIT AND AGREES TO ABIDE BY THEM.
- THE CONTRACTOR SHALL PERFORM ANY CORRECTIVE MEASURES ORDERED BY THE CITY OR THE MPCA WITHIN 24 HOURS OF NOTIFICATION. ALSO, ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY BY EITHER THE CITY OR THE MPCA SHALL BE INSTALLED WITHIN 24 HOURS OF NOTIFICATION.
- ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENTOR IN EXISTING STORM SEWERS SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION.
- THE SILT FENCES SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH A MINIMUM 6 INCHES TOPSOIL, SEEDING AND MULCHED WITHIN 7 DAYS OF COMPLETION OF SITE GRADING. SEEDING SHALL BE IN ACCORDANCE WITH MNDOT SPECIFICATION 2575 MIX 280 @ 50 LBS/ACRE (OR APPROVED EQUAL). DORMANT SEEDING AREAS SHALL BE SEEDING AND MULCHED IN ACCORDANCE WITH MNDOT SPECIFICATIONS, STRAW MULCHING QUANTITY SHALL BE TWO TONS PER ACRE, FERTILIZER (22-5-10) SHALL BE APPLIED AT A RATE OF 350 POUNDS PER ACRE.
- CONSTRUCTION SHALL PROCEED IN THE FOLLOWING SEQUENCE:
 - CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY.
 - INSTALL EROSION CONTROL MEASURES AND ROCK CONSTRUCTION ENTRANCE
 - CONTACT CITY FOR APPROVAL OF EROSION CONTROL INSTALLATION.
 - MAINTAIN EROSION MEASURE, I.E. SILT FENCE, ROCK CONSTRUCTION ENTRANCE.
 - COMPLETE SITE GRADING TOLERANCING.
 - INSTALL SEED AND MULCH ON AREAS THAT ARE NOT TO BE HARD SURFACES.
- ALL STORM SEWER INLETS AND FLARED END SECTIONS SHALL BE ADEQUATELY PROTECTED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- STOCKPILE AREAS WHICH REMAIN ON THE SITE FOR MORE THAN SEVEN DAYS SHALL BE SEEDING, MULCHED, AND SURROUNDED BY SILT FENCE.
- INDIVIDUAL EROSION CONTROL PLANS WILL BE REQUIRED FOR LOT BUILDERS AT THE TIME OF HOME CONSTRUCTION.

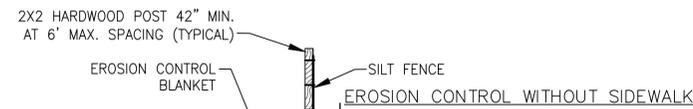


WIMCO ROAD DRAIN CG-23 HIGH FLOW INLET PROTECTION CURB AND GUTTER MODEL OR CITY APPROVED EQUAL.

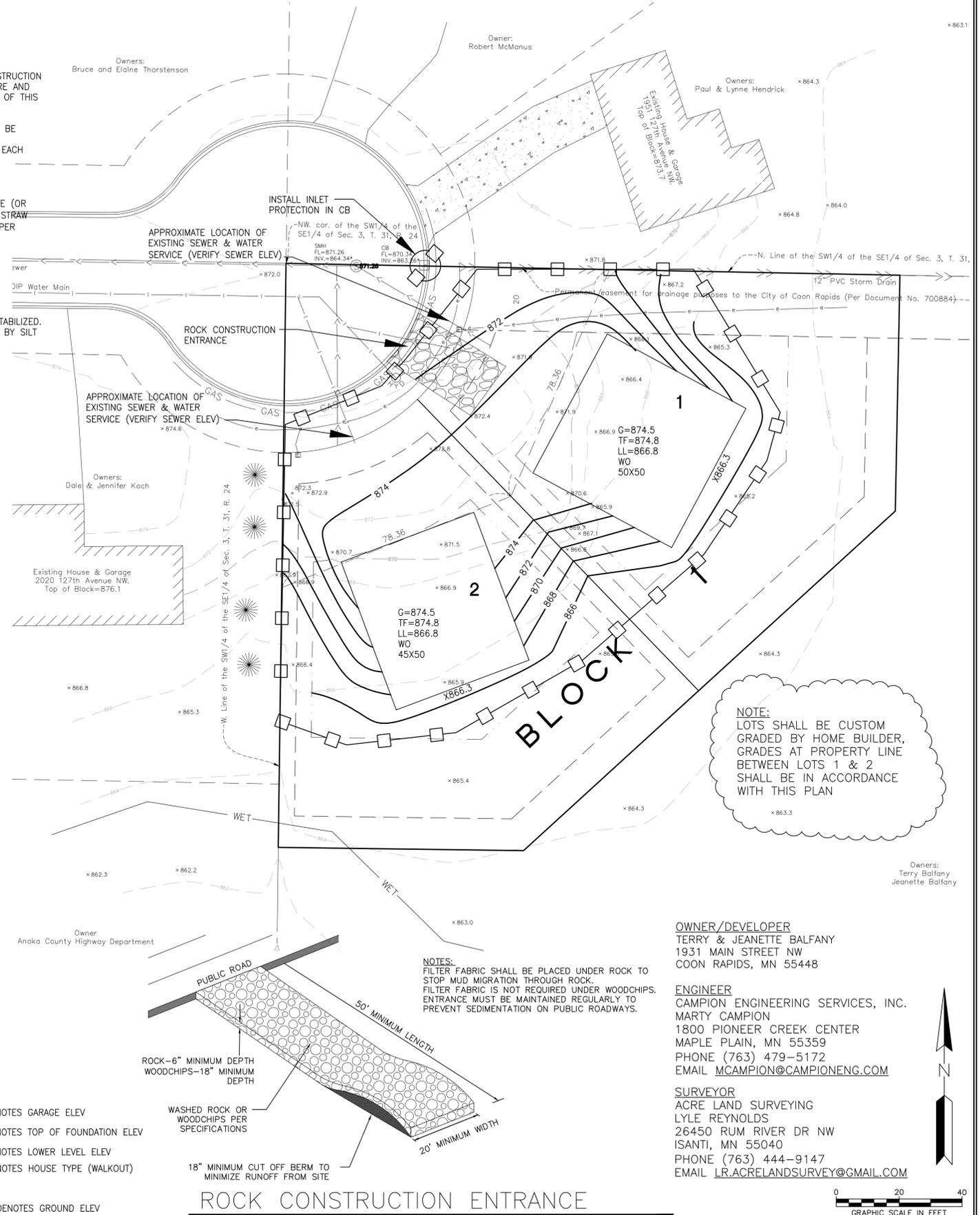
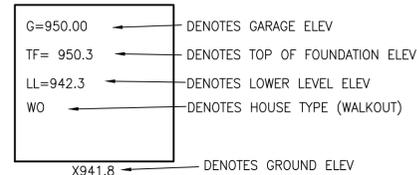
9 DETAIL: CATCH BASIN INLET EROSION CONTROL
C-16



6" MINIMUM DEPTH
PREFABRICATED SILT FENCE



- NOTES:
- INSTALL SILT FENCE PER PLAN SET BEFORE BEGINNING CONSTRUCTION.
 - INSTALL SILT FENCE AND EROSION CONTROL BLANKET BEHIND CURB & GUTTER AS SHOWN.
 - REPLACE TORN, OVERBURDENED, OR DECOMPOSING SILT FENCE WITHIN 24 HOURS.
 - TO JOIN SECTIONS OF SILT FENCE, POSITION POSTS TO OVERLAP. FABRIC SHOULD FOLD AROUND EACH POST ON FULL TURN.
- DENOTES SILT FENCE



NOTE:
LOTS SHALL BE CUSTOM GRADED BY HOME BUILDER, GRADES AT PROPERTY LINE BETWEEN LOTS 1 & 2 SHALL BE IN ACCORDANCE WITH THIS PLAN

OWNER/DEVELOPER
TERRY & JEANETTE Balfany
1931 MAIN STREET NW
COON RAPIDS, MN 55448

ENGINEER
CAMPION ENGINEERING SERVICES, INC.
MARTY CAMPION
1800 PIONEER CREEK CENTER
MAPLE PLAIN, MN 55359
PHONE (763) 479-5172
EMAIL MCAMPION@CAMPIONENG.COM

SURVEYOR
ACRE LAND SURVEYING
LYLE REYNOLDS
26450 RUM RIVER DR NW
ISANTI, MN 55040
PHONE (763) 444-9147
EMAIL LR.ACRELANDSURVEY@GMAIL.COM

1	12/05/2013	CUSTOM GRADING NOTE
NO.	DATE	DESCRIPTION
REVISIONS		



CIVIL ENGINEERING LAND PLANNING
1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been 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.
Marty Campion 12/05/2013
Martin P. Campion - Lic. # 19901 Date:

TYLERS COVE
TERRY & JEANETTE Balfany
COON RAPIDS, MN

GRADING & EROSION CONTROL PLAN

SHEET NO. 2 OF 3 SHEETS PROJECT NO: 13-048 DATE: 11/18/2013

SKETCH AND DESCRIPTIONS

FOR: TYLERS COVE

1931 Main Street NW,
Coon Rapids, MN 55448

FEE OWNERS:
AND DEVELOPERS: Terry Balfany
1931 Main Street NW,
Coon Rapids, MN 55448
Phone-763-300-5813

SURVEYOR: Acre Land Surveying, Inc.
26450 Rum River Drive NW,
Isanti, MN 55040
(763) 444-9147
Lyle Reynolds, LS (763) 439-2702 cell

Jeanette Balfany
1931 Main Street NW,
Coon Rapids, MN 55448
Phone 651-288-9840

EXISTING DESCRIPTION

The Southwest Quarter of the Southeast Quarter of Section 3, Township 31, Range 24, Anoka County, Minnesota, EXCEPT Parcel A, Anoka County Highway Right of Way Plat No. 68, Anoka County, Minnesota.

Subject to existing highways, easements and rights of way of record.

PROPOSED DESCRIPTIONS:

PARCEL A:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Beginning at the northwest corner thereof; thence South 88 degrees 53 minutes 20 seconds East, assumed bearing, along the north line of said Southwest Quarter of the Southeast Quarter, 195.05 feet; thence South 01 degrees 06 minutes 40 seconds West 74.73 feet; thence South 47 degrees 40 minutes 30 seconds West 159.76 feet; thence North 89 degrees 14 minutes 21 seconds West 77.91 feet to the west line of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 45 minutes 39 seconds East along said west line 185.06 feet to the point of beginning.

Subject to existing easements of record

PARCEL B:

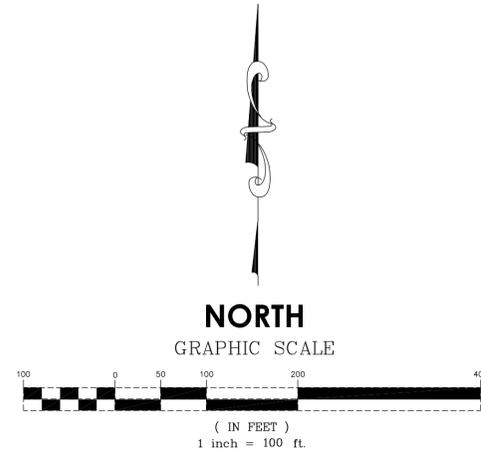
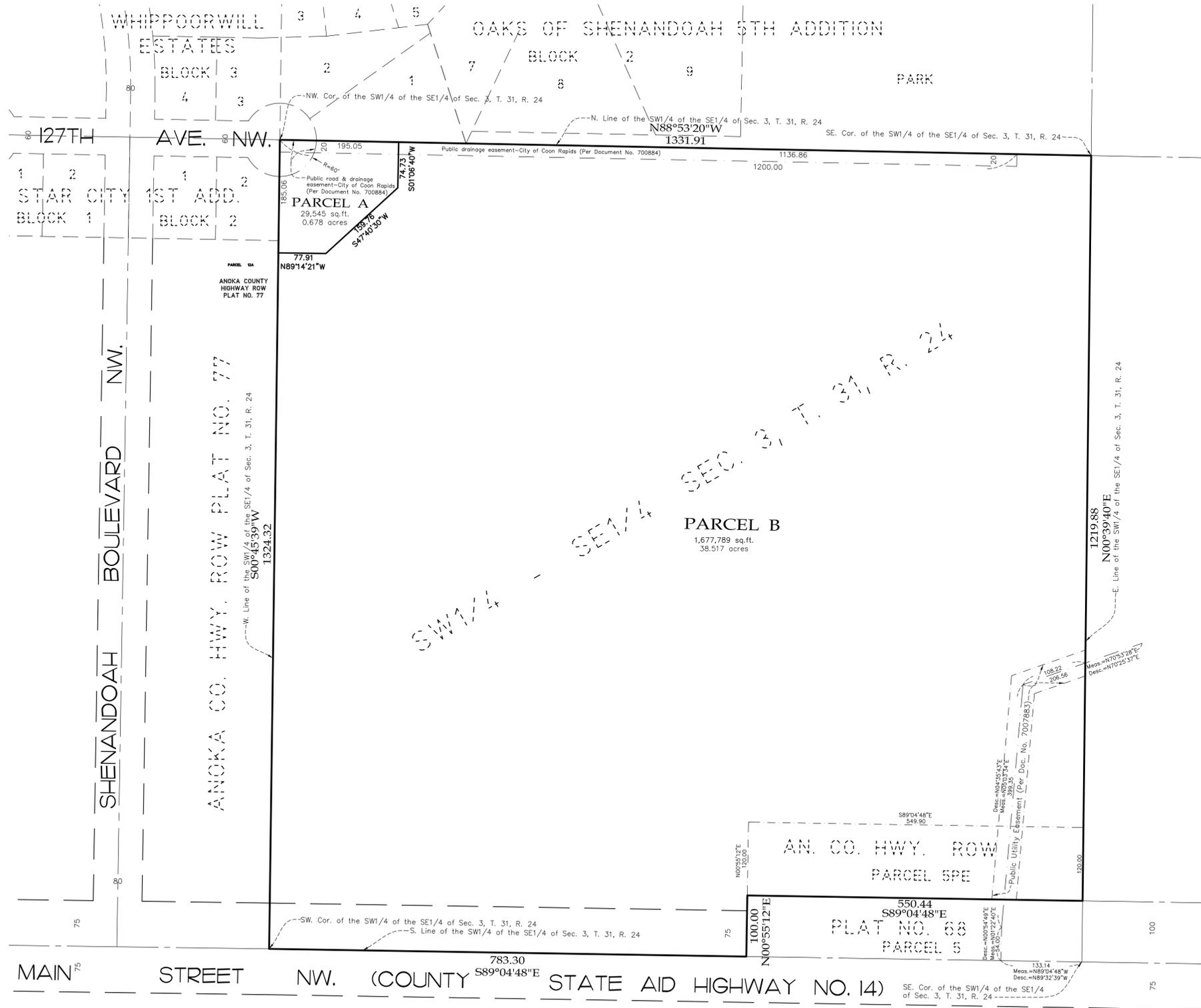
The Southwest Quarter of the Southeast Quarter of Section 3, Township 31, Range 24, Anoka County, Minnesota, EXCEPT Parcel A, Anoka County Highway Right of Way Plat No. 68, Anoka County, Minnesota and EXCEPT that part of said Southwest Quarter of the Southeast Quarter, described as follows:

Beginning at the northwest corner thereof; thence South 88 degrees 53 minutes 20 seconds East, assumed bearing, along the north line of said Southwest Quarter of the Southeast Quarter, 195.05 feet; thence South 01 degrees 06 minutes 40 seconds West 74.73 feet; thence South 47 degrees 40 minutes 30 seconds West 159.76 feet; thence North 89 degrees 14 minutes 21 seconds West 77.91 feet to the west line of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 45 minutes 39 seconds East along said west line 185.06 feet to the point of beginning.

Subject to existing highways, easements and rights of way of record.

GENERAL NOTES

- Bearings shown hereon are based on the Anoka County Coordinate System.
- No field work was done in conjunction with this Sketch and Description by Acre Land Surveying, Inc.
- Boundary information shown hereon is based on information obtained from the Anoka County Surveyors Office, Abstracts of Title and information obtained from the surveys of this and adjacent parcels by others.



I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Lyle C. Reynolds
Lyle C. Reynolds Date: 11-20-13 Reg. No. 13072

REVISIONS

12-03-13	Misc. Revisions
12-06-13	Misc. Changes

BENCHMARK
Top Nut of Hydrant on E. end of 127th Ave.
NW. E. of Shenandoah Blvd. NW.
Elevation = 874.19 (City of Coon Rapids)

Job #13939FP

Sheet No. 3 of 3 Sheets

ACRE LAND SURVEYING
26450 Rum River Dr. NW
Isanti, Minnesota 55040
763-444-9147 ir.acrelandsurvey@gmail.com



Planning Commission Regular

3.

Meeting Date: 02/20/2014

Subject: PC 13-32, Site plan amendment to allow design flexibility for a monument sign, 11850 Blackfoot St, Frauenshuh

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting an amendment to the approved site plan for a 123,000 square foot office building. The amendment includes a request for design flexibility to allow a monument sign that exceeds the maximum height and square footage requirements.

ACTIONS

Conduct of public hearing
 Recommendation by Planning Commission
 Decision City Council on: March 4, 2014

60 DAY RULE

The applicant submitted this application on: December 23, 2013

To comply with the requirements of Minnesota Statute §15.99, the 60 Day requirement has been extended to April 22, 2014

LOCATION

The property is located at the northwest corner of Blackfoot Street and Coon Rapids Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Office Building	Commercial Mixed Use	PORT/ River Rapids Overlay
North	111th Ave, single family and twin homes	Low Density Residential	Low Density Residential 2
South	Coon Rapids Boulevard and mercy Hospital	Commercial Mixed Use	PORT/ River Rapids Overlay
East	Blackfoot Street, town homes, vacant and single family homes	Commercial Mixed Use and Residential Mixed Use	PORT/ River Rapids Overlay and Moderate Density Residential
West	Newspaper publishing	Commercial Mixed Use	PORT/ River Rapids Overlay

DISCUSSION

The applicant is requesting design flexibility to allow a monument sign that exceeds the maximum height and square footage requirements. The maximum height allowed is 10 feet, the applicant is proposing a 12 foot high sign. The maximum size is 100 square feet, the applicant is proposing 252 square feet. The proposed sign will be 21 feet wide; there is no maximum width requirement. The proposed sign complies with the 20 foot setback requirement from Coon Rapids Boulevard.

The applicant is requesting design flexibility under section 11-1003.16. Design flexibility may be approved provided the applicant demonstrates an alternative approach to meeting the design standards is necessary to respond to site conditions, will result in better integration of uses or additional public amenities, and will further the intent of this Section.

Because of the number of tenants, the applicant is requesting a larger sign so that the lettering is legible. In addition, because of the proximity of Mercy Medical Center and Mercy Hospital, a legible sign is needed to direct traffic to the correct location and better integrate the uses of the two buildings. The sign will be monument style and located in a grove of oak trees at the intersection of Blackfoot Street and Coon Rapids Boulevard. The existing trees and proposed landscaping will offset any potential harmful affects of the larger sign.

RECOMMENDATION

In Planning Case 13-32 The Planning Commission recommend approval of the request for design flexibility to allow a 12 foot tall, 252 square foot monument sign based on the following findings:.

1. The applicant demonstrated that the modification is necessary to respond to site conditions. The large building and number of tenants creates the need for the larger sign to ensure that the lettering is legible.
2. The larger sign will result in better integration of uses. It will better direct traffic to the appropriate building within the Mercy Medical Complex.
3. The placement of the sign within a grove of mature trees and the additional landscaping provides mitigation for any potential harmful effects of the larger sign.

Attachments

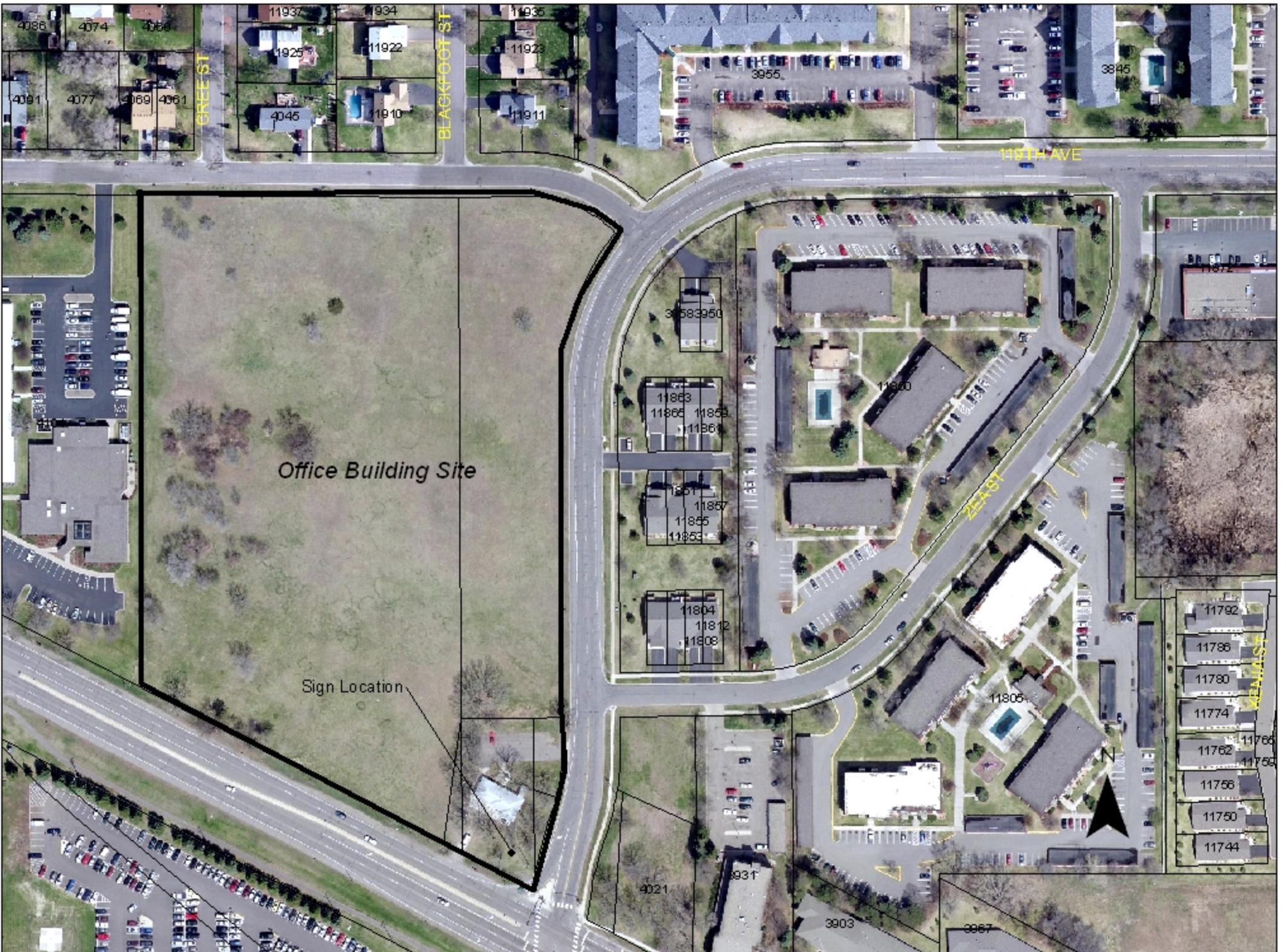
Location Map

Applicant's Narrative

Sign Elevation

Site Plan

Location Map



December 23, 2013



Mr. Scott Harlicker
Planner
City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN, 55433-3761

Re: Mercy Specialty Medical Center, Monument sign design relief

Dear Scott,

On behalf of Frauenshuh, the Developer and Owner of the Mercy Specialty Medical Center, we are requesting design relief in regards to the monument sign requirements of:

- Overall area allowed and,
- Maximum height limitations

The design relief requested is to increase the allowable sign area to 150 square feet, a 50% increase from the current design. In addition to the area increase, we are also requesting relief in the height allowance for the monument sign. We currently have a monument sign design that meets the current requirements. Our request for design relief would increase the size of the monument sign proportionally so the sign as designed would remain the same however the letter size could increase and make a more legible sign.

To address the following areas of the regulation:

- **(a) The modification significantly advances the intent of this chapter;** the functional needs of the monument sign are to direct patients to the correct location. At this location, the Mercy hospital and the new Mercy Specialty Medical Center provide a broad range of services. Directing traffic to the correct location is not only a matter of convenience but also of safety for patients, staff and the general public.
- **(b) The modification is necessary to develop the property in an efficient, well-organized way;** as mentioned above, the monument sign has a functional use in directing traffic to a large healthcare campus with various entry points for services. Due to the size of the overall campus and the number of services delivered, it is imperative to clearly direct traffic. Because a large percentage of patients arrive by car, it is necessary to have long distance visibility of the monument sign so provide the necessary and clear information to patients as they approach the campus. The design relief intends to allow larger font on the monument sign for the various tenants. The design relief will not alter the amount of information, the style or any other characteristics beyond the size of the font.
- **(c) The plan provides significant site amenities, buffers, and other elements to offset any potential harmful effects that could be caused by the use.** The monument sign will be situated on the corner of Blackfoot Street NW and Coon Rapids Boulevard with visibility towards the southeast. We are planning to nestle the monument in the grove of large, mature oak trees that will remain on the corner. The materials for the base will match materials from the specialty medical center. The information on the sign will show the building address and the names of the tenants in the building. The sign is not intended to act as a logo for any individual service or company. We have taken extensive efforts to fit as much landscaping on the site of the specialty medical center while also being sensitive to maintaining the existing mature trees on site. The mature trees add value to Coon Rapids Boulevard but do limit visibility of the specialty medical center building. We could add a small amount of planting in the location of the former house structure that stood on the corner. We feel the oaks would provide the necessary backdrop for the monument sign and adding other elements in this area would detract from the overall functionality of this area.

POPE ARCHITECTS, INC.

1295 BANDANA BOULEVARD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101

www.popearch.com

Mercy Specialty Medical Center, Monument sign design relief

December 13, 2013

Page 2

We are requesting the Coon Rapids Planning Commission and City Council review this request and consider granting relief to the monument size and height for this one condition. Specifically we are requesting the overall area of the sign be increased to 150 square feet and that the height be allowed up to 15' from grade at the sign location.

Sincerely,

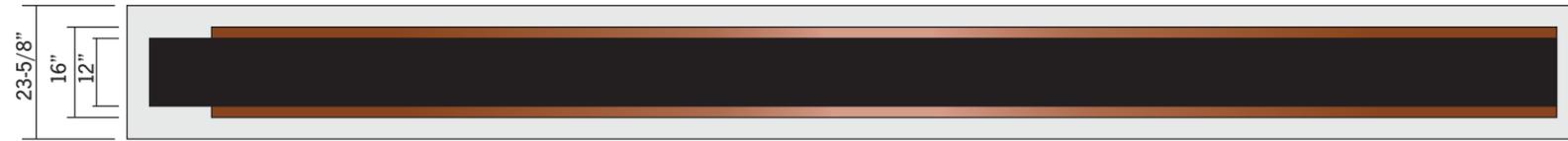
POPE ARCHITECTS, INC.

A handwritten signature in black ink, appearing to read "D. Moga". The signature is fluid and cursive, with a large initial "D" and a stylized "Moga".

David Moga, AIA
Project Manager

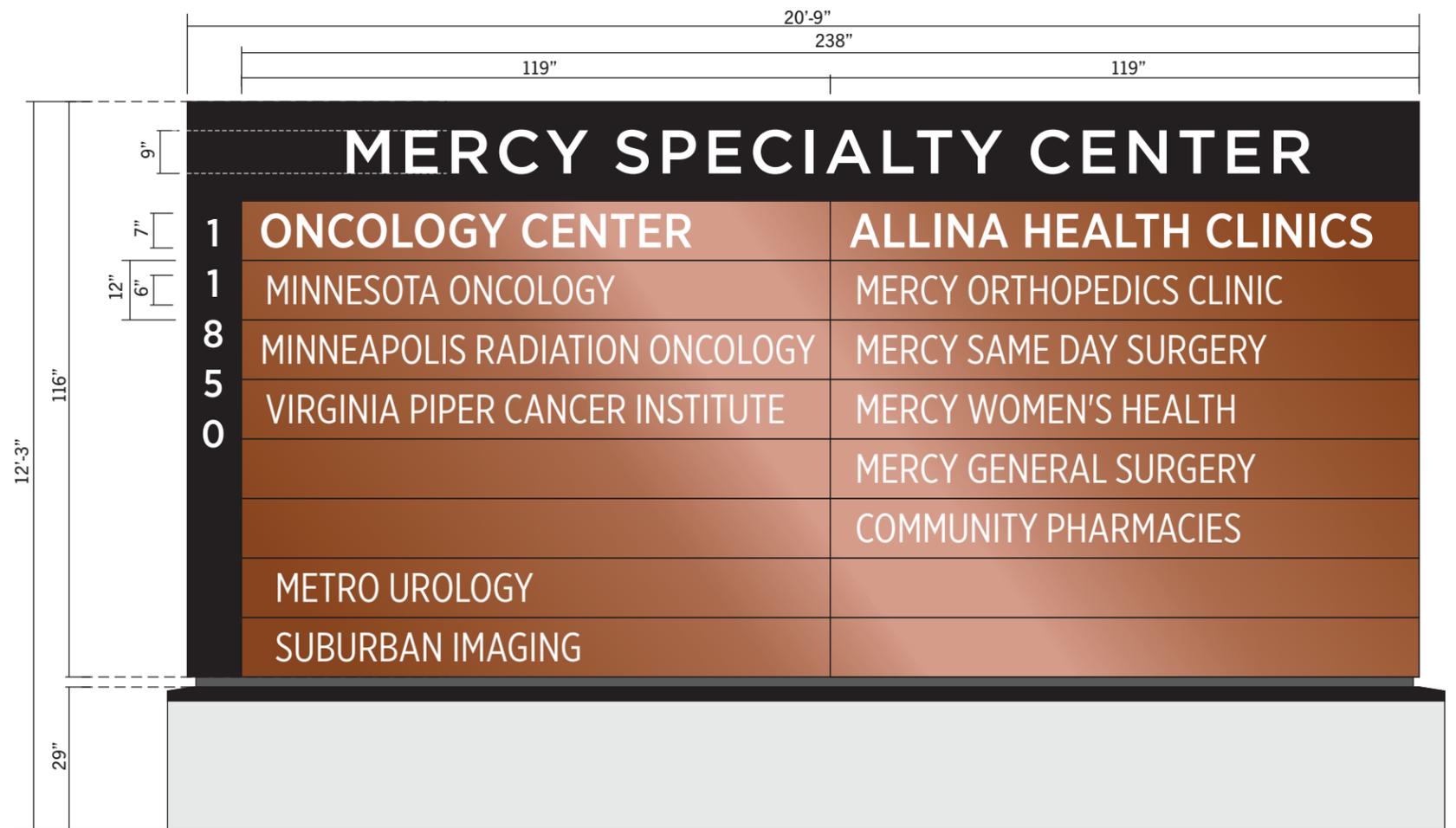
cc: File

G:\26172\12007\CORR\Meeting Minutes\City County\Request for design relief - monument.docx



② **Plan View**

Scale: 3/8"=1'-0"



① **Elevation**

Scale: 3/8"=1'-0"



archetype

9635 Girard Ave S.
 Minneapolis, Minnesota 55431

952 641 9600

archetypesign.com

Contact:

Brad Babcock
 952 641 9609
 bradb@archetypesign.com

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Approved: _____

Type:

Description:
 Double-Sided
 Building ID Monument



Planning Commission Regular

4.

Meeting Date: 02/20/2014

Subject: PC 14-01, Amcon, Site Plan for a freight terminal and warehouse.

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting site plan approval for a 42,000 square foot freight terminal with a 9,300 square foot office, a 14,000 square foot maintenance building and a 103,000 square foot warehouse. the property is located at Evergreen Boulevard and 87th Lane.

ACTIONS

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

60 DAY RULE

The applicant submitted this application on: January 13, 2014

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: March 14, 2014

LOCATION

The property is located on the east side of Evergreen Boulevard at 87th Lane.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Undeveloped	Industrial and Community Commercial	Industrial and Community Commercial
North	YMCA, daycare and retail	Institutional, Industrial and Community Commercial	Industrial and Community Commercial
South	Undeveloped, stormwater ponds	Utility and Community Commercial	Industrial and Community Commercial
East	Restaurant, retail and office	Community Commercial	Community Commercial
West	Evergreen Boulevard and industrial	Industrial	Industrial

DISCUSSION

The applicant is requesting site plan approval for a freight terminal, an associated fleet maintenance facility and a warehouse. Freight terminals and warehouses are permitted uses in the Industrial district requiring site plan approval. The terminal consists of 80 loading doors and a 9300 square foot office. The maintenance building is 14,000 square feet and includes office space, six repair bays and a wash bay. There is a fueling station adjacent to the building. The warehouse is 103,000 square feet and includes 22 loading doors. The site is 23 acres. About one acre of the site fronting on Springbrook drive is zoned Community Commercial, this area will be utilized for stormwater ponding.

The applicant is requesting site plan approval for the entire development. However, the project will be completed in two phases. The first phase consists of the maintenance facility and the freight terminal. The second phase will be the warehouse. The applicant is also requesting approval of a two lot subdivision so that the warehouse will be on its own lot.

Standards	Proposed
Dimensional Requirements: <u>Industrial</u>	N/A
Site Area – N/A	23 acres
Lot Coverage - 50% Covered by building	building coverage is 45%
Parking – one space per employee on largest shift + one space per company vehicle	186 automobile spaces, 54 tractor spaces and 109 trailer spaces
Setbacks Required Bldg from street ROW 35' min Bldg from other property line 25' min Parking from street ROW 20' min Parking from property lines 5' min	Minimum Provided 70 feet 65 feet 20 feet 25 feet
Building Height - 70 feet Maximum	37 feet
Landscaped Area - minimum 15% of site	18%

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	Potential issues - The surrounding land uses include a day care, the YMCA a restaurant, a grocery store and a fitness center/chiropractic office. Wider than required setbacks, berms and landscaping are provided to mitigate impacts on adjacent properties. In addition, automobile and trailer parking are located near the daycare and YMCA to further reduce impacts.
(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. Traffic will access the site from Evergreen Boulevard which is the collector street for Evergreen Industrial Park. No access is proposed from Springbrook Drive

	proposed from Springbrook Drive.
(4) Not place excessive traffic loads on local streets	OK – A traffic study was conducted in conjunction with a previous site plan for a freight terminal. That development did not trigger a need for any additional road improvements. This finding is applicable to this application also.
(5) Conform to the City’s plans for parks, streets, service drives, and walkways	N/A – There are no plans for sidewalks or service drives on this section of Evergreen Boulevard.
(6) Conform to the City’s Goals and Policies	OK
(7) Achieve a maximum of safety, convenience, and amenities	OK – Sidewalks connect the office and warehouse entrances with the parking lots. 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	Potential Issues – See discussion above (1).
(10) Meet Title 11	OK
(11) Show efforts to conserve energy whenever practical	OK

Access and Parking

Automobile parking is provided along Evergreen Boulevard; 186 parking spaces are provided. The automobile parking is separated from the freight terminal activity by a median. There are two main entrances into the site from Evergreen Boulevard. These provide the primary access into the freight terminal. There are two secondary entrances, one on the north end of the site and one on the south end. No access is proposed from Springbrook Drive. There are 54 tractor parking spaces and 109 trailer parking spaces provided.

Development Guidelines

Required Findings - 11-800 Industrial District Requirements	Staff Comment
Building Character – Complimentary relationship to surrounding land uses.	OK – The project is complimentary to nearby industrial buildings.
Building Massing - variation, staggering, columns, short/uneven facades	OK - The office component of the terminal screens the terminal component of the building from Evergreen Boulevard. The warehouse facade is broken up by the entrances which extend out 5 feet from the face of the building. There are no variations in the maintenance building.
Building Facades - articulation, awnings, window treatments, entries facing the street	OK - The required articulation in the office is provided by a change in materials at the entrance and the punched out windows across the front.. The warehouse facade includes windows similar in design to those on the office. There is no articulation in the maintenance building.

Roof Shapes – variety through use of pitched, gable, or hip roofs or detailed parapets and cornices	OK- The roof on the office is flat. Cornice above the entrance is raised to provide a break in the roof line. The roof on the warehouse is also flat. The cornice above the entrances are raised to provide breaks in the roof line. The roof line on the maintenance building is flat.
Focal Element - elevation, towers, emphasis, canopies, entrance, etc.	OK - The main entrance for the office is identified by the change in materials, EIFS versus split face block, The entrances for the warehouse are also marked by changes in materials. There is no focal element to the maintenance building.
Building Materials - high quality, allowed types, accents.	OK - The freight terminal is a mix of integrally colored rock faced block and EIFS; the maintenance building is rock faced block, and the warehouse will be rock faced block with smooth surfaced block accent bands. If an outdoor dumpster is used it must be in an enclosure with exterior material to match the buildings.
Landscaping Compliance – Standards, irrigation, parking lot islands, ground cover, screening.	See discussion below.

Landscaping Table

Location	Standard	Requirement	Proposed
Street Frontage			
Over-story	1/40' of frontage	34	34
Shrubs	1/5' of frontage	358	365
Open Areas			
Over-story	1/3000 sf of open area	35	35
Evergreen	1/3000 sf of open area	35	158
Ornamental	1/1500 sf of open area	70	71
Shrubs	1/100 sf of open area	1035	1057
Parking Lot			
Landscaped Islands	3 % of parking lot	1080 sf	2700s.f.
Landscaping/screening between parking and street	3' high Hedge/fence/wall/berm		Hedge consisting of evergreens and deciduous shrubs

Street Frontage Landscaping

The landscape plan has sufficient overstory trees and exceeds the required number of shrubs along Evergreen Boulevard and Springbrook Drive. The trees include a mix of Locusts, Hackberrys, Maples and Lindens. The shrub beds are a mix of Dogwoods, Arborvitae, Spirea and Junipers. They provide the required three foot high hedge.

Open Space Landscaping

The open space between the facility and adjacent properties has been planted with 158 evergreens to provide screening. Screening will also include a two foot high berm adjacent to the daycare, a six foot high berm adjacent to the YMCA, and a four foot high berm adjacent to the restaurant and the grocery store. The plan exceeds the required number of ornamental trees, shrubs and evergreens. There are 35 overstory trees proposed and 35 are required.

Park Dedication

Park dedication in the amount of \$4,000 per acre (23.1 x \$4,000 = \$92,400) must be paid prior to the issuance of a building permit.

Grading Drainage and Utilities

Grading, drainage and utility plans have been reviewed by the City Engineer; his comments are in the attached letter. There are two significant items that need to be addressed, wetland delineation and drainage easement over the adjacent ponds. The wetland delineation has expired and a new delineation is needed. There are wetlands along the west property line. The owner of this property also owns the adjacent ponds that function as regional stormwater ponds. In order for the City to maintain the ponds, a drainage and utility easement is needed.

RECOMMENDATION

In Planning case 14-1, it is recommended the Planning Commission approve the proposed site plan with the following conditions:

1. All comments of the City Engineer and Fire Department must be addressed, including the granting of a drainage and utility easement over the property to the east and south of the subject property (See attached comments)
2. Park dedication in the amount of \$92,400 be paid prior to the issuance of a building permit.
3. Compliance with Tile 11 of the City Code.
4. No access is permitted to Outlot F or Springbrook Drive
5. The second phase of the project must be completed within five years from the date of approval of the first phase. If the second phase is not completed within the above time period, a new site plan application is required and must be in compliance with the code in effect at the time of application.
6. The applicant must enter into a site security and development agreement with the city.
7. All trailers must be licensed and operable.
8. All landscaping, except for that adjacent to the warehouse, must be installed as part of first phase.
9. The perimeter chain link fencing along Evergreen Boulevard, Springbrook Drive and Outlot F must be black vinyl coated and be inside of the landscaping.

Attachments

Location Map

Site Plan

Grading Plan

Landscape Plan

Terminal Exterior Elevations

Maintenance Building Exterior Elevations

Warehouse Exterior Elevations

Color Terminal Elevation

Color Maintenance Elevation

Color Warehouse Elevation

City Engineer's Comments

Location Map



**PROPOSED NEW BUILDING
 TRUCKING FACILITY AND WAREHOUSE
 COON RAPIDS, MINNESOTA**

REVISIONS

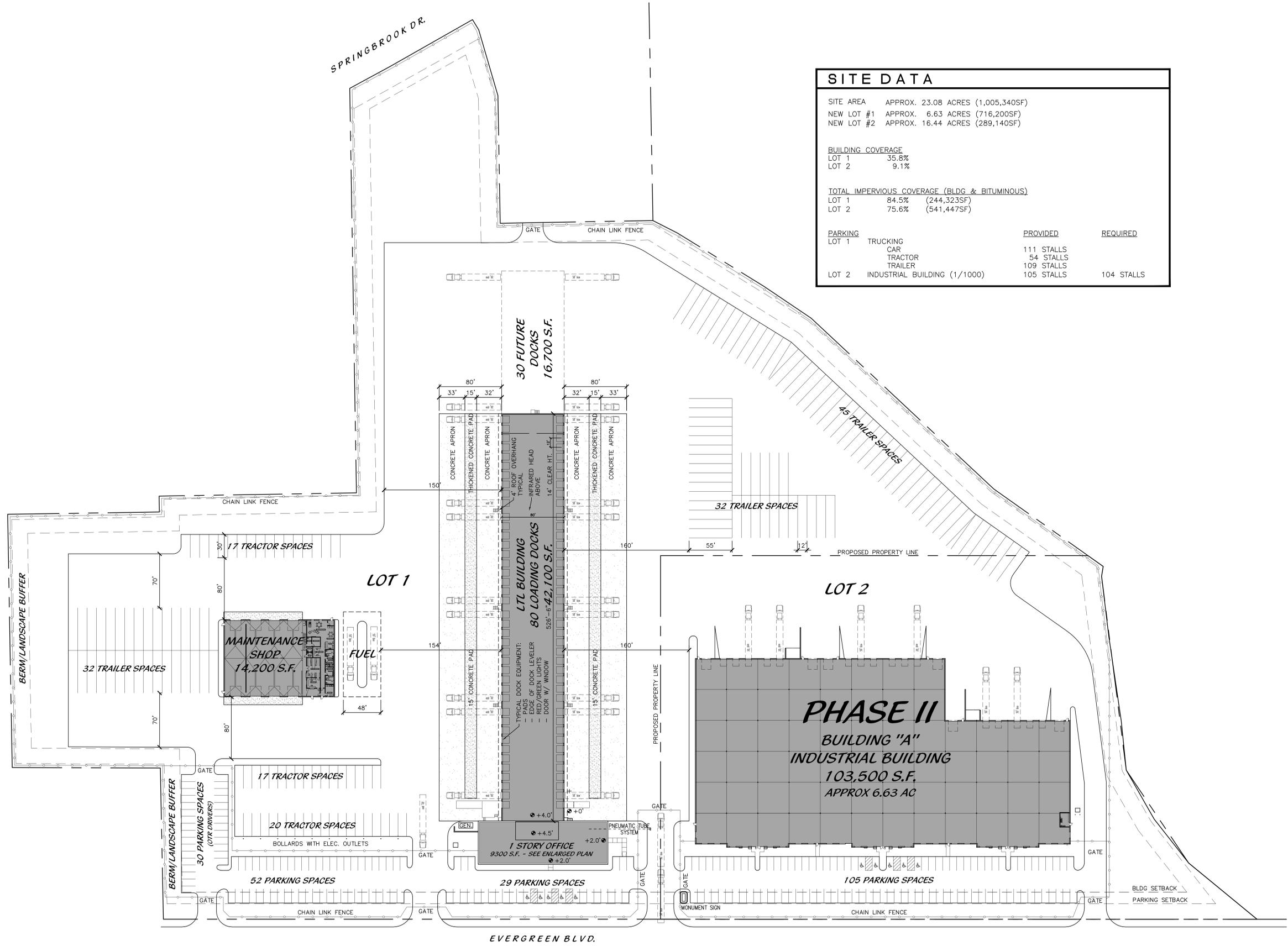
1	City Submittal 1.13.2014
2	City Submittal # 1.17.2014

PRELIMINARY SITE PLAN

DATE: 1.13.2014
A0.0
 PROJECT NO. 13150

SITE DATA

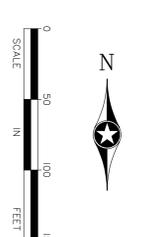
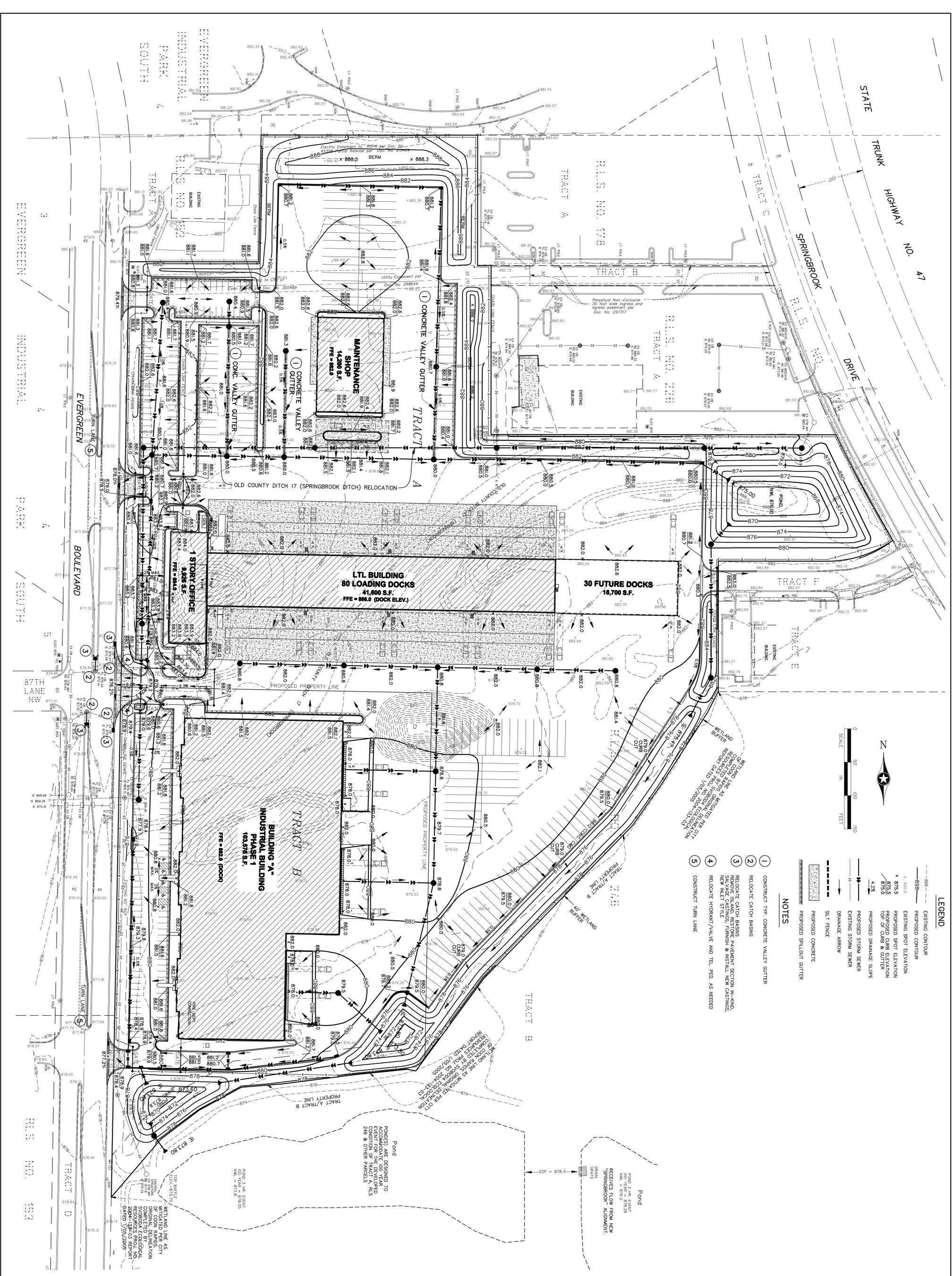
SITE AREA	APPROX. 23.08 ACRES (1,005,340SF)		
NEW LOT #1	APPROX. 6.63 ACRES (716,200SF)		
NEW LOT #2	APPROX. 16.44 ACRES (289,140SF)		
BUILDING COVERAGE			
LOT 1	35.8%		
LOT 2	9.1%		
TOTAL IMPERVIOUS COVERAGE (BLDG & BITUMINOUS)			
LOT 1	84.5% (244,323SF)		
LOT 2	75.6% (541,447SF)		
PARKING			
LOT 1	TRUCKING	PROVIDED	REQUIRED
	CAR	111 STALLS	
	TRACTOR	54 STALLS	
	TRAILER	109 STALLS	
LOT 2	INDUSTRIAL BUILDING (1/1000)	105 STALLS	104 STALLS



1
 A0
 PRELIMINARY SITE PLAN
 1" = 50'-0"



- PRELIMINARY/NOT FOR CONSTRUCTION
- PERMIT/BD SET
- CONSTRUCTION SET
- AS-BUILT SET
- NOT TO SCALE



- LEGEND**
- 898 --- EXISTING CONTOUR
 - 900.0 --- PROPOSED CONTOUR
 - x 873.5 EXISTING SPOT ELEVATION
 - x 873.5 PROPOSED SPOT ELEVATION
 - 725.0 PROPOSED GAB ELEVATION
 - 873.0 PROPOSED CONCRETE VALLEY GUTTER
 - 4.2% PROPOSED DRAINAGE SLOPE
 - PROPOSED STORM SEWER
 - EXISTING STORM SEWER
 - DRAINAGE ARROW
 - SILT FENCE
 - PROPOSED CONCRETE
 - PROPOSED SPILLOUT GUTTER
- NOTES**
- 1 CONSTRUCT TYPE CONCRETE VALLEY GUTTER
 - 2 RELOCATE CATCH BASINS
 - 3 RELOCATE CATCH BASINS PAYMENT SECTION IN-RIND, SALVAGE CASTINGS, FINISH & INSTALL NEW CASTINGS, NEW INLET STYLE
 - 4 RELOCATE HYDRANT VALVE AND TEL. PED. AS NEEDED
 - 5 CONSTRUCT TURN LANE

MAGNUM TRUCKING
COON RAPIDS, MN
PREPARED FOR:
AMCON
FINAL GRADING & STORM SEWER PLAN

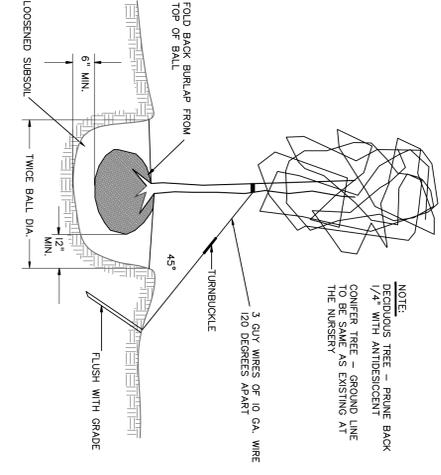
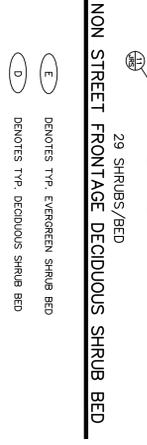
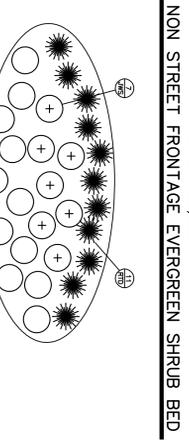
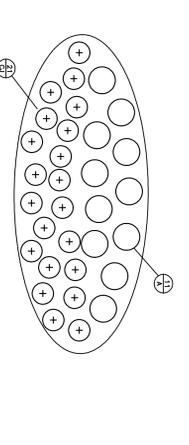
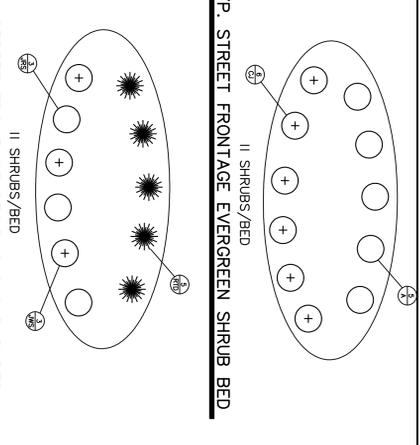
Oliver Surveying & Engineering, Inc.
Land Surveying • Civil Engineering • Land Planning
580 Dodge Ave. Elk River, Minnesota 55330
(763) 441-2072 - fax. (763) 441-5665
www.oliver-se.com

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.
Signature: Ross D. Abel, PE
Date: 02/06/2014 Lic. No. 16733

REV NO.	DATE	DESCRIPTION
02/06/2014		
DESIGN BY:	RDA	
DRAWN BY:	BJC	
CHECKED BY:	RDA	
DWG:	6948-10-25FGRD	
TEXT:		
FILE NO.:	6948.10-25	

SHEET NO. 3 OF 9

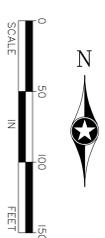
PRELIMINARY



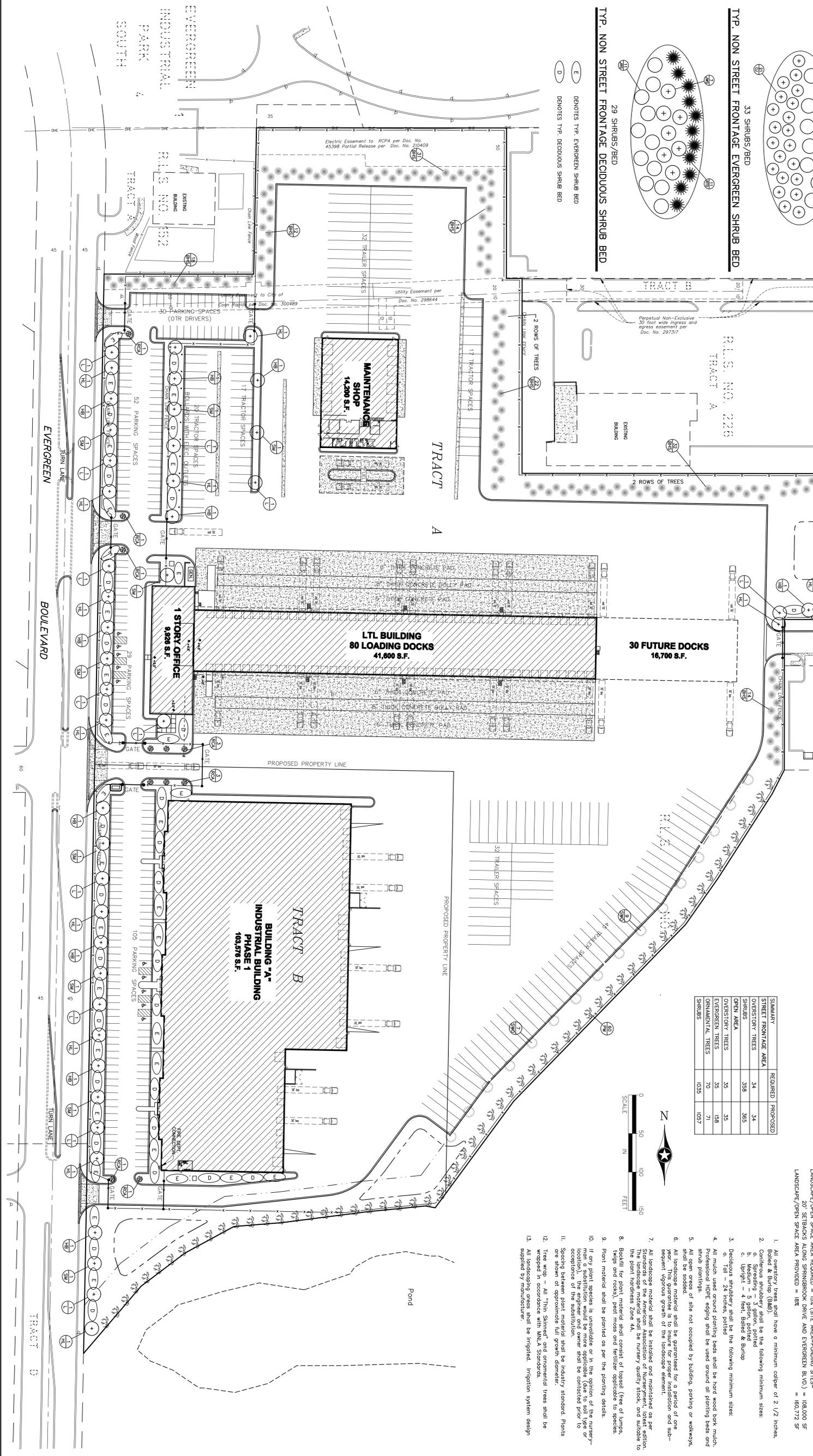
NOTE:
DECIDUOUS TREE - PRIME BACK 1/4" WITH ANTIDESCENDENT CONIFER TREE - GROUND LINE TO BE SAME AS EXISTING AT THE NURSERY

KEY		QUANTITY		COMMON / BOTANICAL		SIZE		ROOT		COMMENTS	
HL	15	ROSE LOGS/ST/	SHRUBS	2'-1/2" CAL.	B & B					STRAIGHT LEADER	
HB	12	HACKBERRY/	CELTS OCCIDENTALIS	2'-1/2" CAL.	B & B					STRAIGHT LEADER	
SM	12	SUGAR MAPLE/	ACER SACCARINUM	2'-1/2" CAL.	B & B					STRAIGHT LEADER	
L	14	AMERICAN LINDEY/	TILIA AMERICANA	2'-1/2" CAL.	B & B					STRAIGHT LEADER	
SNO	16	SWAMP WHITE OAK	QUERCUS BICOLOR	2'-1/2" CAL.	B & B					STRAIGHT LEADER	
ROA	11	ROYALTY GRAB APPLET/	MALUS ROYALTY	1'-1/2" CAL.	CONT.					STRAIGHT LEADER	
PW	60	PRINCE WILLIAM	SAUX MISCOLOR	2'-1/2" CAL.	B & B						
JWS	167	JAPANESE WHITE SPIREKA/	SPIRACA JAPONICA	24" HEIGHT	POTTED						
JRS	235	JAPANESE RED SPIREKA/	SPIRACA JAPONICA	24" HEIGHT	POTTED						
RTD	267	RED TWIGGED DOGWOOD	CORNUS RUGELII	24" HEIGHT	CONT.						
A	282	ARBOVITAE		UPRIGHT 4'	CONT.						
CJ	471	CHEERING FATHER WILTON	JUNIPERUS HORIZONTALIS	3 CAL.	B & B						
BHS	158	BLACK HILLS SPRUCE	PICEA MARYLANDICA	6' HEIGHT	B & B						

SUMMARY	REQUIRED	PROPOSED
STREET FRONTAGE AREA	34	34
OVERSTORY TREES	34	35
SHRUBS	358	355
OPEN AREA	35	35
OVERSTORY TREES	35	35
EVERGREEN TREES	70	158
ORNAMENTAL TREES	70	71
SHRUBS	1035	1057



- All overstory trees shall have a minimum caliper of 2 1/2 inches. Balled & Burlap (B&B).
- Coniferous shrubbery shall be the following minimum sizes:
a. Spreading - 3 gallon, potted
b. Upright - 4 feet, Balled & Burlap
- Deciduous shrubbery shall be the following minimum sizes:
a. 24 inch, potted
b. 24 inch, potted
- All plants used around planting beds shall be hard wood bark mulch. Professional HOPE edging shall be used around all planting beds and shrub plantings.
- All open areas of site not occupied by building, parking or walkways, shall be sodded.
- All landscape material shall be guaranteed for a period of one year. This guarantee is to insure for proper installation and subsequent vigorous growth of the landscape elements.
- All landscape material shall be installed and maintained as per details. The landscape material shall be nursery quality stock, and suitable to the plant hardiness zone 4a.
- Backfill for plant material shall consist of topsoil (free of lumps, twigs and rocks), peat moss and fertilizer applicable to species.
- Plant material shall be potted as per the planting details.
- If any plant species is unavailable or in the opinion of the nursery, the engineer shall be notified in writing and the engineer shall be responsible for the substitution. The engineer and owner shall be contacted prior to acceptance of the substitution.
- Spacing between plant material shall be industry standard. Plants are shown at approximate full growth diameter.
- Tree wrap - All "Thin Skinned" and ornamental trees shall be wrapped in accordance with MLLA Standards.
- All landscaping areas shall be irrigated. Irrigation system design supplied by manufacturer.



REV NO.	DATE	DESCRIPTION
02/06/2014	RD	DESIGN BY:
02/06/2014	B/C	DRAWN BY:
02/06/2014	RD	CHECKED BY:
02/06/2014	RD	DWG: 6948-10-25LAND
02/06/2014	RD	TEXT:
02/06/2014	RD	FILE NO.: 6948-10-25

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 laws of the state of Minnesota.

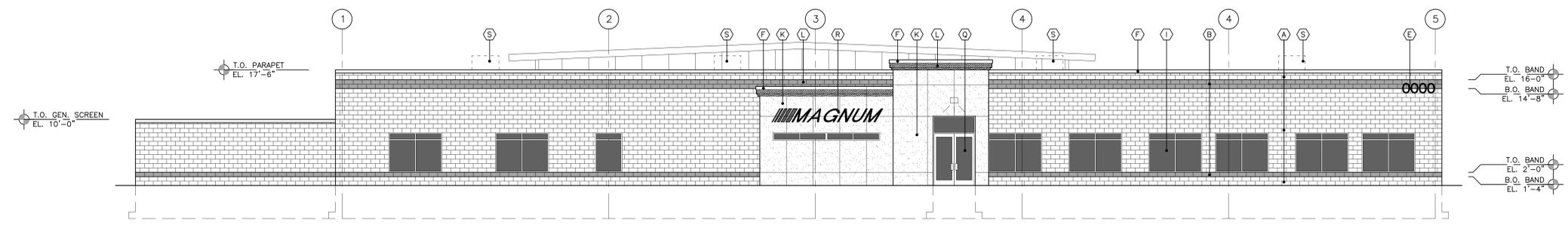
Signature: Ross D. Abel, PE
Date: 02/06/2014 Lic. No. 16733

PRELIMINARY

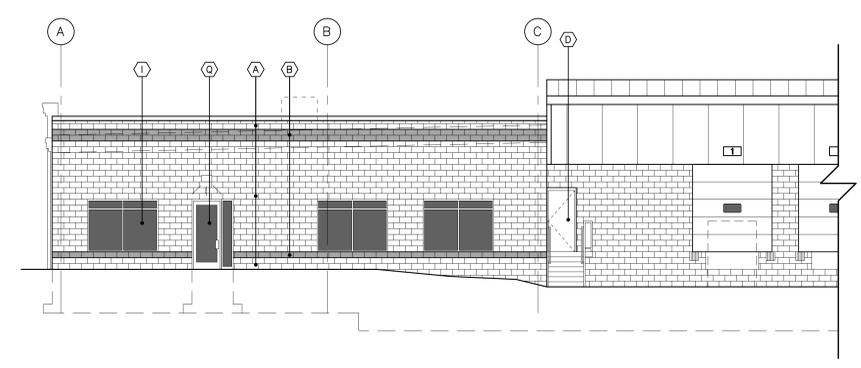
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MAGNUM TRUCKING
COON RAPIDS, MN
PREPARED FOR:
AMCON
FINAL LANDSCAPE PLAN

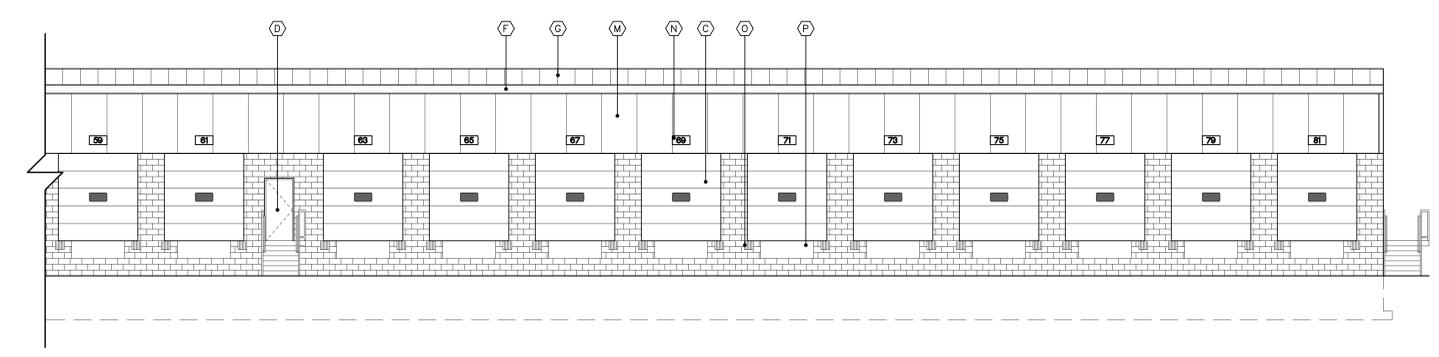
SHEET NO. 7 OF 9



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



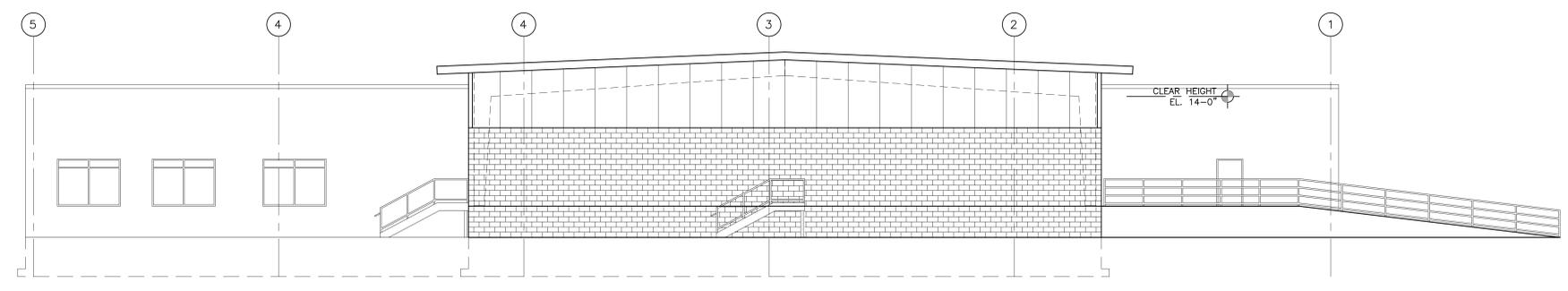
2 SOUTH LTL BLDG ELEVATION
 1/8" = 1'-0"



3 NORTH LTL BLDG ELEVATION
 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- A. INTEGRALLY COLORED C.M.U. FINISH: ROCKFACE COLOR: TBD
- B. INTEGRALLY COLORED C.M.U. FINISH: ROCKFACE COLOR: TBD
- C. INSULATED SECTIONAL OVERHEAD DOOR FINISH: PAINT COLOR: -TO MATCH 'UNA-CLAD'
- D. INSULATED HOLLOW METAL DOOR AND FRAME FINISH: PAINT COLOR: - TO MATCH 'UNA-CLAD'
- E. LOCATION OF ADDRESS NUMBERS, SIZE PER CITY REQUIREMENTS, COLOR TO BE DETERMINED
- F. PREFINISHED METAL COPING COLOR: -'UNA-CLAD'
- G. PREFINISHED METAL ROOF SYSTEM COLOR: - 'UNA-CLAD'
- H. HIGH PRESSURE SODIUM WALL MOUNTED LUMINAIRE
- I. 1" INSULATED TINTED GLASS IN ANODIZED ALUM. FRAME (KAWNEER EQ.) GLASS COLOR: TBD FRAME COLOR: TBD
- J. 6" STEEL PIPE BOLLARD COLOR: PAINT TBD
- K. EXTERIOR INSUL. FINISH SYSTEM TEXTURE: SAND PEBBLE COLOR 1: -'DRYVT'
- L. EXTERIOR INSUL. FINISH SYSTEM TEXTURE: SAND PEBBLE COLOR 2: -'DRYVT'
- M. PREFINISHED ARCHITECTURAL METAL PANEL FINISH: PREFINISHED COLOR: - TBD
- N. DOCK DOOR SIGNAGE
- O. DOCK BUMPERS
- P. DOCK LEVELER SYSTEM
- Q. ENTRY SYSTEM
- R. INTERNALLY ILLUMINATED SIGNAGE LETTERS BY OWNER, COLOR: _____
- S. R.T.U.

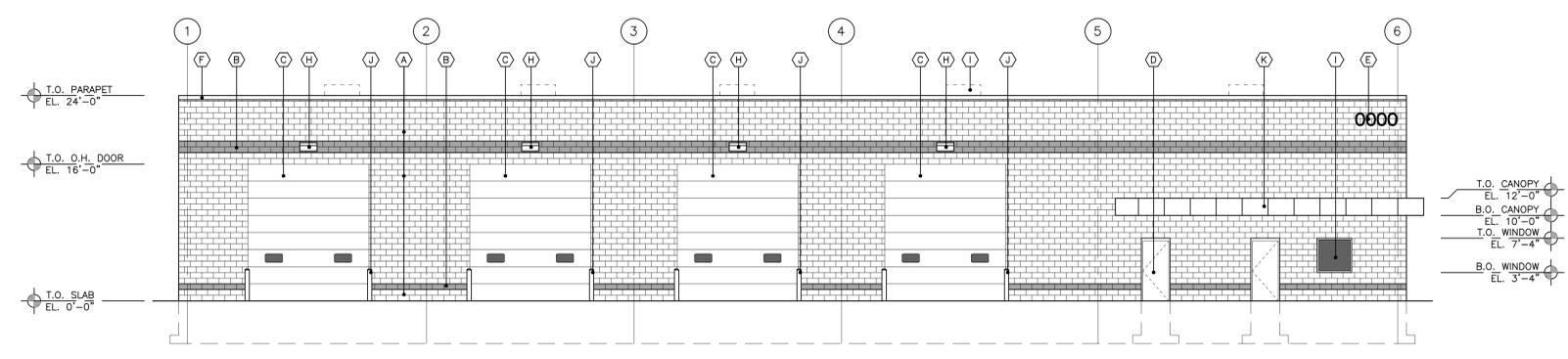


4 EAST LTL BLDG ELEVATION
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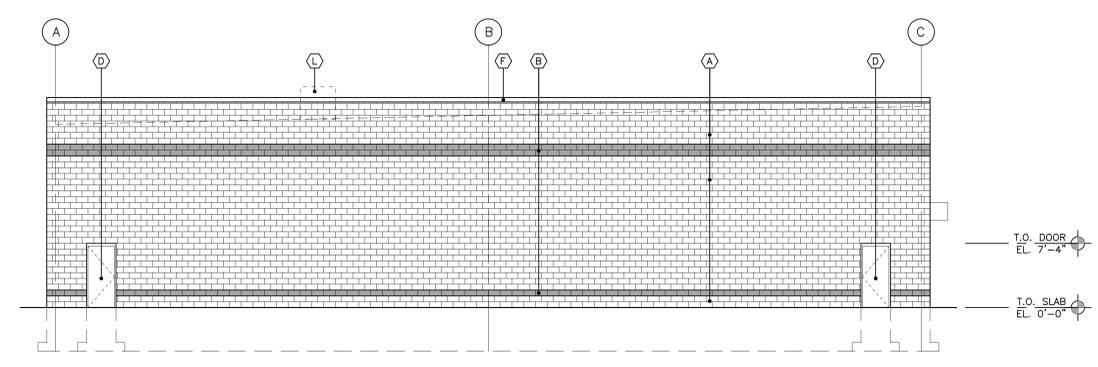
PRELIMINARY/NOT FOR CONSTRUCTION
 PERMIT/BD SET
 CONSTRUCTION SET
 AS-BUILT SET
 NOT TO SCALE

EXTERIOR FINISH SCHEDULE

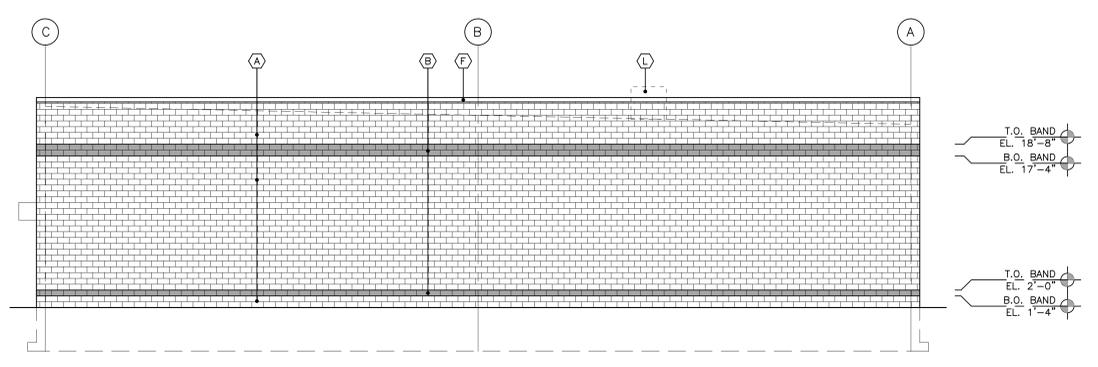
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 FINISH: ROCKFACE
 COLOR: TBD
- B. INTEGRALLY COLORED C.M.U.
 FINISH: ROCKFACE
 COLOR: TBD
- C. INSULATED SECTIONAL OVERHEAD DOOR
 FINISH: PAINT
 COLOR: - TO MATCH 'UNA-CLAD'
- D. INSULATED HOLLOW METAL DOOR AND FRAME
 FINISH: PAINT
 COLOR: - TO MATCH 'UNA-CLAD'
- E. LOCATION OF ADDRESS NUMBERS, SIZE PER CITY REQUIREMENTS, COLOR TO BE DETERMINED
- F. PREFINISHED METAL COPING
 COLOR: - 'UNA-CLAD'
- G. PREFINISHED METAL OVERFLOW SCUPPER
 COLOR: - 'UNA-CLAD'
- H. HIGH PRESSURE SODIUM WALL MOUNTED LUMINAIRE
- I. 1" INSULATED TINTED GLASS IN ANODIZED ALUM. FRAME (KAWNEER EQ.)
 GLASS COLOR: TBD
 FRAME COLOR: TBD
- J. 6" STEEL PIPE BOLLARD
 COLOR: PAINT TBD
- K. PREFINISHED METAL CANOPY
 COLOR: TBD
- L. R.T.U.



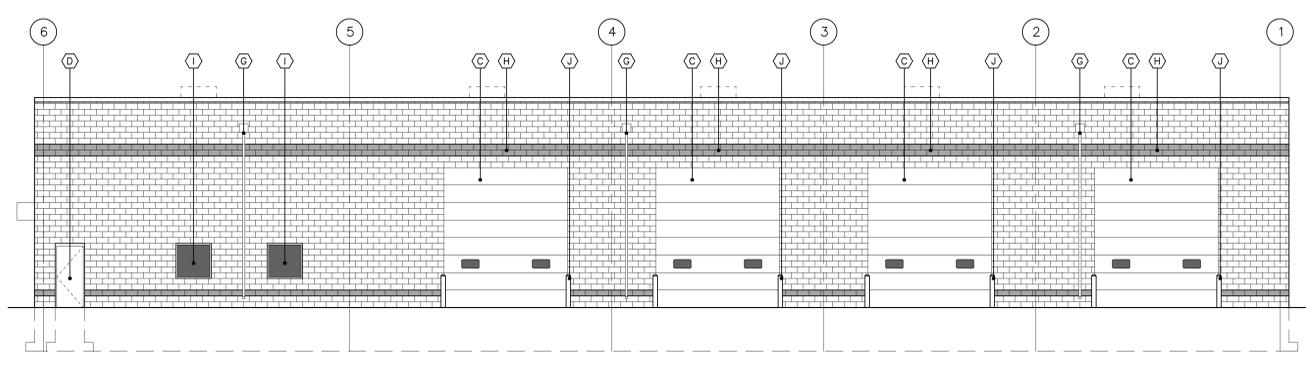
1 WEST MAINTENANCE SHOP ELEVATION
 1/8" = 1'-0"



2 NORTH MAINTENANCE SHOP ELEVATION
 1/8" = 1'-0"



3 SOUTH MAINTENANCE SHOP ELEVATION
 1/8" = 1'-0"

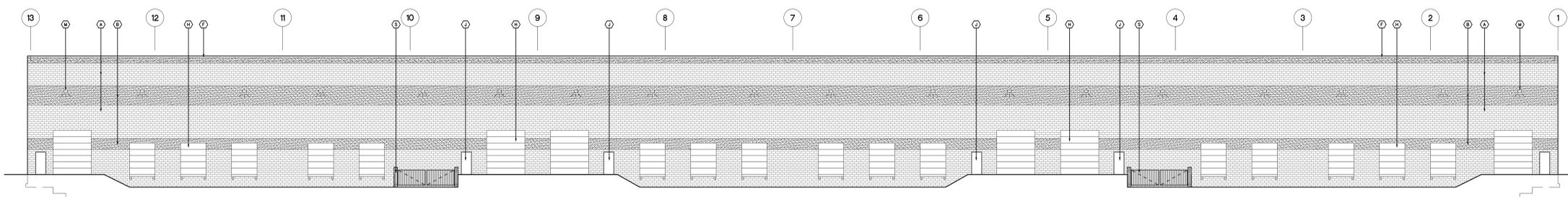


4 EAST MAINTENANCE SHOP ELEVATION
 1/8" = 1'-0"

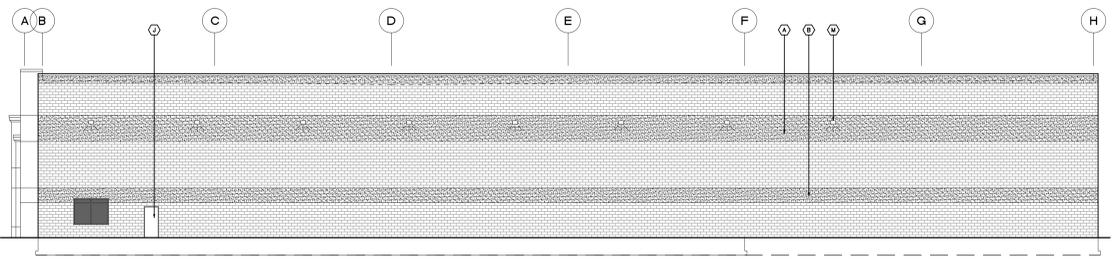
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- PERMIT/BID SET
- CONSTRUCTION SET
- AS-BUILT SET
- NOT TO SCALE



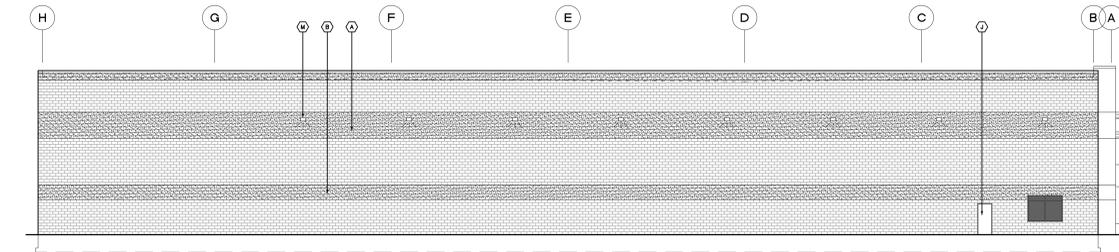
1 WEST WAREHOUSE ELEVATION
 1/16" = 1'-0"



2 NORTH WAREHOUSE ELEVATION
 1/16" = 1'-0"



3 NORTH WAREHOUSE ELEVATION
 1/16" = 1'-0"



4 NORTH WAREHOUSE ELEVATION
 1/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

- | | | | |
|---|---|---|--|
| A | INTEGRALLY COLORED CMU
TEXTURE: SMOOTH
COLOR: TBD | H | INSULATED SECTIONAL OVERHEAD DOOR
FINISH: PAINT
COLOR: -TO MATCH 'UNA-CLAD' - |
| B | INTEGRALLY COLORED CMU
TEXTURE: ROCKFACE
COLOR: TBD | J | INSULATED HOLLOW METAL DOOR AND FRAME
FINISH: PAINT
COLOR: - TO MATCH 'UNA-CLAD' - |
| C | 1" INSULATED TINTED GLASS IN
ANODIZED ALUM. FRAME (KAWNEER 451T and 1600WALL OR EQ.)
GLASS COLOR: SOLAR BRONZE
FRAME COLOR: CLEAR ANODIZED | K | PREFINISHED METAL OVERFLOW SCUPPER
COLOR: - 'UNA-CLAD' - |
| D | EXTERIOR INSUL. FINISH SYSTEM
TEXTURE: SAND PEBBLE
COLOR 1: -DRYVIT # - | L | INTERNALLY ILLUMINATED SIGNAGE LETTERS
BY OWNER, COLOR: - |
| E | LOCATION OF ADDRESS NUMBERS, SIZE PER
CITY REQUIREMENTS, COLOR TO BE DETERMINED | M | 400W HIGH PRESSURE SODIUM WALL MOUNTED
LUMINAIRE |
| F | PREFINISHED METAL COPING
COLOR: -'UNA-CLAD' - | N | FIRE DEPARTMENT CONNECTION |
| G | 18" X 18" PRECAST ACCENT MEDALLION
MANUFACTURER: PINEAPPLE GROVE
TILE COLOR/STYLE: - | P | STEEL STAIR & RAILING
COLOR: -TO MATCH 'UNA-CLAD' - |
| | | Q | R.T.U. - PAINT TO MATCH 'UNA-CLAD' - |
| | | R | FUTURE OVERHEAD DOORS |
| | | S | TRASH ENCLOSURE WALLS: INTEGRALLY COLORED
ROCK-FACE CMU WITH PREFINISHED METAL CAP FLASHING
TRASH ENCLOSURE GATES: RIBBED PREFINISHED
METAL () OVER TUBE STEEL FRAME |

PROPOSED NEW BUILDING
TRUCKING FACILITY AND WAREHOUSE
 COON RAPIDS, MINNESOTA

REVISIONS

City Submittal # 1.13.2014
City Submittal # 1.17.2014
City Submittal # 2.11.2014

WAREHOUSE ELEVATIONS

PRELIMINARY/NOT FOR CONSTRUCTION
 PERMIT/BID SET
 CONSTRUCTION SET
 AS-BUILT SET
 NOT TO SCALE

DATE
 1.13.2014
A3.1
 PROJECT NO.
 13150



1 WEST LTL BLDG ELEVATION
 STREET FACING ELEVATION 1/8" = 1'-0"



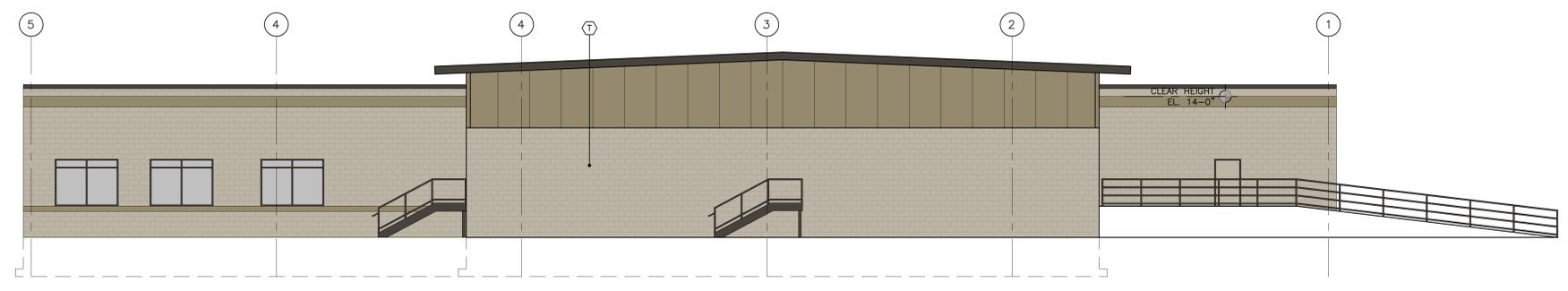
2 SOUTH LTL BLDG ELEVATION
 1/8" = 1'-0"



3 NORTH LTL BLDG ELEVATION
 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- | | |
|---|---|
| <p>A. INTEGRALLY COLORED C.M.U.
 FINISH: ROCKFACE
 COLOR: LIMESTONE</p> <p>B. INTEGRALLY COLORED C.M.U.
 FINISH: ROCKFACE
 COLOR: HICKORY</p> <p>C. INSULATED SECTIONAL OVERHEAD DOOR & HOLLOW METAL FRAME
 FINISH: PAINT
 COLOR: -TO MATCH 'UNA-CLAD' DARK BRONZE</p> <p>D. INSULATED HOLLOW METAL DOOR
 FINISH: PAINT
 COLOR: - TO MATCH BUTLER COUNTRY WHEAT</p> <p>E. LOCATION OF ADDRESS NUMBERS, SIZE PER CITY REQUIREMENTS, COLOR TO BE DETERMINED</p> <p>F. PREFINISHED METAL COPING
 COLOR: -'UNA-CLAD' DARK BRONZE</p> <p>G. PREFINISHED METAL ROOF SYSTEM
 COLOR: - 'BUTLER' LAVA</p> <p>H. HIGH PRESSURE SODIUM WALL MOUNTED LUMINAIRE</p> <p>I. 1" INSULATED TINTED GLASS IN ANODIZED ALUM. FRAME (KAWNEER EQ.)
 GLASS COLOR: TBD
 FRAME COLOR: DARK BRONZE</p> <p>J. NOT USED</p> <p>K. EXTERIOR INSUL. FINISH SYSTEM
 TEXTURE: SAND PEBBLE
 COLOR 1: -'SENERGY' 342 PARCHMENT
 COLOR 2: -'SENERGY' 142 SPECTRUM BROWN</p> <p>L. EXTERIOR INSUL. FINISH SYSTEM
 TEXTURE: SAND PEBBLE
 COLOR 1: -'SENERGY' 342 PARCHMENT
 COLOR 2: -'SENERGY' 142 SPECTRUM BROWN</p> | <p>M. PREFINISHED ARCHITECTURAL METAL PANEL
 FINISH: PREFINISHED
 COLOR: - 'BUTLER' SANDAL WOOD</p> <p>N. DOCK DOOR SIGNAGE</p> <p>O. DOCK BUMPERS</p> <p>P. DOCK LEVELER SYSTEM</p> <p>Q. ENTRY SYSTEM
 1" INSULATED TINTED GLASS IN ANODIZED ALUM. FRAME (KAWNEER EQ.)
 GLASS COLOR: TBD
 FRAME COLOR: DARK BRONZE</p> <p>R. INTERNALLY ILLUMINATED SIGNAGE LETTERS BY OWNER. COLOR: TBD</p> <p>S. R.T.U.</p> <p>T. INTEGRALLY COLORED C.M.U.
 FINISH: ROCKFACE
 COLOR: LIMESTONE</p> |
|---|---|



4 EAST LTL BLDG ELEVATION
 1/8" = 1'-0"

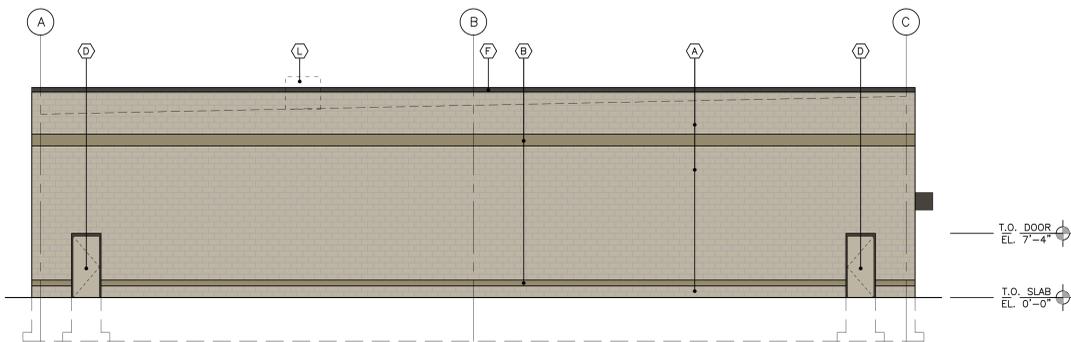
PRELIMINARY/NOT FOR CONSTRUCTION
 PERMIT/BID SET
 CONSTRUCTION SET
 AS-BUILT SET
 NOT TO SCALE

EXTERIOR FINISH SCHEDULE

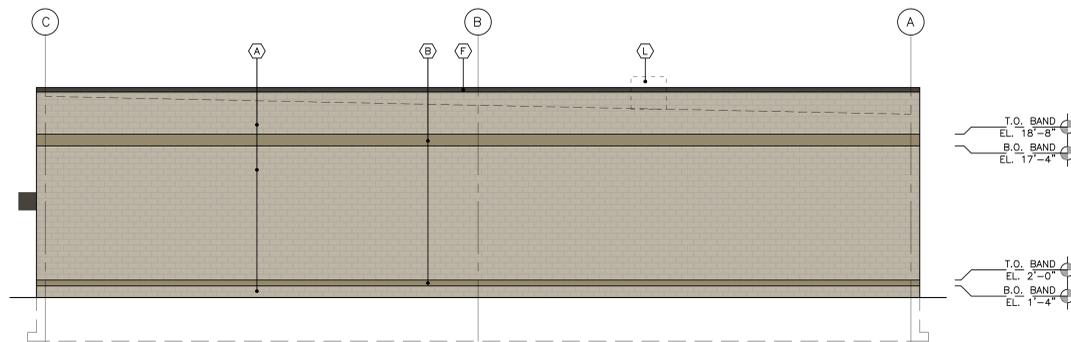
- A. INTEGRALLY COLORED C.M.U.
FINISH: ROCKFACE
COLOR: LIMESTONE
- B. INTEGRALLY COLORED C.M.U.
FINISH: ROCKFACE
COLOR: HICKORY
- C. INSULATED HOLLOW METAL DOOR
FINISH: PAINT
COLOR: - TO MATCH 'BUTLER' COUNTRY WHEAT
- D. INSULATED SECTIONAL OVERHEAD DOOR & HOLLOW METAL FRAME
FINISH: PAINT
COLOR: - TO MATCH 'UNA-CLAD' DARK BRONZE
- E. LOCATION OF ADDRESS NUMBERS, SIZE PER CITY REQUIREMENTS, COLOR DARK BRONZE
- F. PREFINISHED METAL COPING
COLOR: - 'UNA-CLAD' DARK BRONZE
- G. PREFINISHED METAL OVERFLOW SCUPPER
COLOR: - 'UNA-CLAD' DARK BRONZE
- H. HIGH PRESSURE SODIUM WALL MOUNTED LUMINAIRE
- I. 1" INSULATED TINTED GLASS IN ANODIZED ALUM. FRAME (KAWNEER EQ.)
GLASS COLOR: TBD
FRAME COLOR: DARK BRONZE
- J. 6" STEEL PIPE BOLLARD
COLOR: PAINT SAFETY YELLOW
- K. PREFINISHED METAL CANOPY
COLOR: DARK BRONZE
- L. R.T.U.



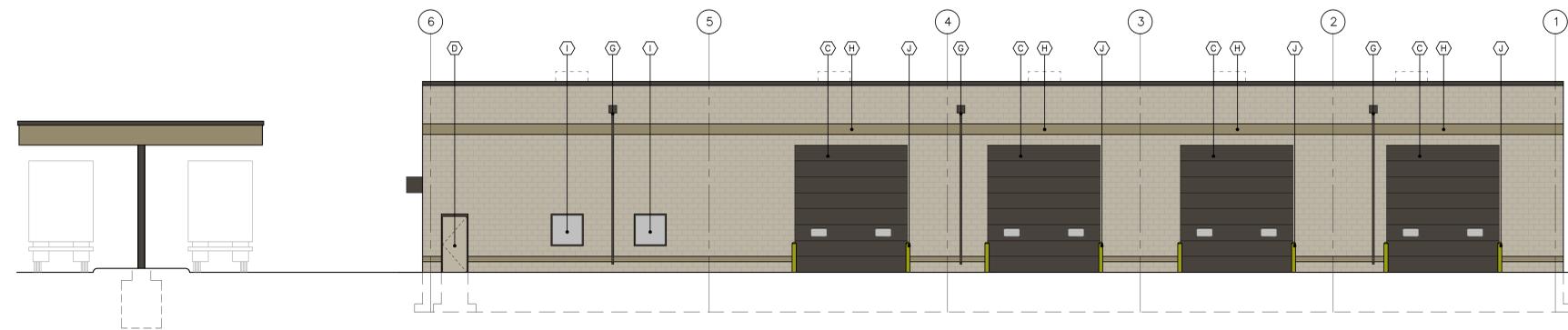
1 WEST MAINTENANCE SHOP ELEVATION
A2.1 STREET FACING ELEVATION 1/8" = 1'-0"



2 NORTH MAINTENANCE SHOP ELEVATION
A2.1 1/8" = 1'-0"



3 SOUTH MAINTENANCE SHOP ELEVATION
A2.1 1/8" = 1'-0"



4 EAST MAINTENANCE SHOP ELEVATION
A2.1 1/8" = 1'-0"

REVISIONS

▲	City Submittal I: 1.13.2014
▲	City Submittal II: 1.17.2014
▲	City Submittal III: 2.11.2014

TRUCK MAINT. ELEVATIONS

- PRELIMINARY/NOT FOR CONSTRUCTION
- PERMIT/BID SET
- CONSTRUCTION SET
- AS-BUILT SET
- NOT TO SCALE

DATE
1.13.2014
A2.1
PROJECT NO.
13150

REVISIONS

City Submittal # 1.13.2014
City Submittal # 1.17.2014
City Submittal # 2.11.2014

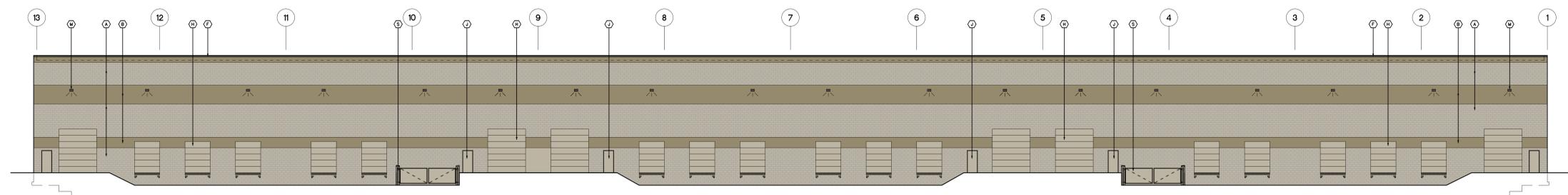
WAREHOUSE ELEVATIONS

DATE	1.13.2014
A3.1	
PROJECT NO.	13150

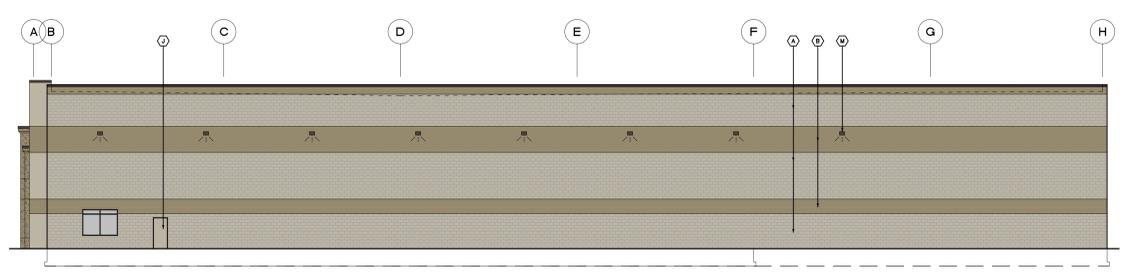
- PRELIMINARY/NOT FOR CONSTRUCTION
- PERMIT/BID SET
- CONSTRUCTION SET
- AS-BUILT SET
- NOT TO SCALE



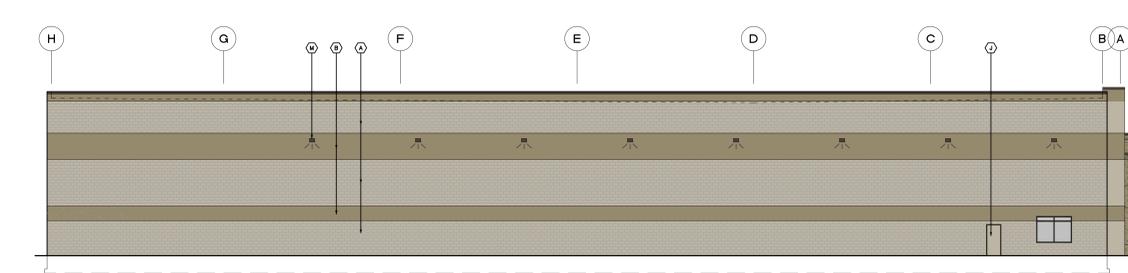
1 WEST WAREHOUSE ELEVATION
 A3.1 STREET FACING ELEVATION 1/16" = 1'-0"



2 NORTH WAREHOUSE ELEVATION
 A3.1 1/16" = 1'-0"



3 NORTH WAREHOUSE ELEVATION
 A3.1 1/16" = 1'-0"



4 NORTH WAREHOUSE ELEVATION
 A3.1 1/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

- | | |
|---|---|
| <p>A INTEGRALLY COLORED CMU
 TEXTURE: ROCKFACE
 COLOR: LIMESTONE</p> <p>B INTEGRALLY COLORED CMU
 TEXTURE: ROCKFACE
 COLOR: HICKORY</p> <p>C 1" INSULATED TINTED GLASS IN ANODIZED ALUM. FRAME (KAWNEER 451T and 1600WALL OR EQ.)
 GLASS COLOR: SOLAR BRONZE
 FRAME COLOR: DARK BRONZE</p> <p>D EXTERIOR INSUL. FINISH SYSTEM
 TEXTURE: SAND PEBBLE
 COLOR 1: -"SENERGY" 342 PARCHMENT</p> <p>E LOCATION OF ADDRESS NUMBERS, SIZE PER CITY REQUIREMENTS, COLOR TO BE CONTRASTING</p> <p>F PREFINISHED METAL COPING
 COLOR: -"UNA-CLAD" DARK BRONZE</p> <p>G EXTERIOR INSUL. FINISH SYSTEM
 TEXTURE: SAND PEBBLE
 COLOR 2: -"SENERGY" 142 SPECTRUM BROWN</p> | <p>H INSULATED SECTIONAL OVERHEAD DOOR & HOLLOW METAL DOOR
 FINISH: PAINT
 COLOR: -TO MATCH 'BUTLER' COUNTRY WHEAT</p> <p>J INSULATED HOLLOW METAL FRAME
 FINISH: PAINT
 COLOR: - TO MATCH 'UNA-CLAD' DARK BRONZE</p> <p>K PREFINISHED METAL OVERFLOW SCUPPER
 COLOR: - "UNA-CLAD" DARK BRONZE</p> <p>L INTERNALLY ILLUMINATED SIGNAGE LETTERS BY OWNER, COLOR: TBD</p> <p>M 400W HIGH PRESSURE SODIUM WALL MOUNTED LUMINAIRE</p> <p>N FIRE DEPARTMENT CONNECTION</p> <p>P STEEL STAIR & RAILING
 COLOR: -TO MATCH 'UNA-CLAD' DARK BRONZE</p> <p>Q R.T.U. - PAINT TO MATCH 'UNA-CLAD' DARK BRONZE</p> <p>R NOT USED</p> <p>S TRASH ENCLOSURE WALLS: INTEGRALLY COLORED ROCK-FACE CMU WITH PREFINISHED METAL CAP FLASHING
 TRASH ENCLOSURE GATES: RIBBED PREFINISHED METAL DARK BRONZE OVER TUBE STEEL FRAME</p> |
|---|---|

February 11, 2014

Mr. Ross D. Abel, PE
Oliver Surveying and Engineering, Inc.
580 Dodge Avenue
Elk River, MN 55330

RE: Coon Rapids, MN
Magnum Trucking
Plan Review

Dear Mr. Abel,

I have completed a review of the preliminary construction plans for the above referenced improvements and would offer the following comments:

SHEET 2 of 6

- The referenced delineation is dated 1/5/2005. The delineation of the site is good for five years following the date of the approval. Therefore, a new delineation of the wetlands on site will be required for plan approval.
- The City has required a drainage and utility easement over the wetland area on the east end of the site which has not been recorded to date. It should be noted that this easement will need to be granted to the City before construction on the site will be permitted.

SHEET 3 of 6

- There is no information provided on the storm sewer pipe size, material or pipe class. This information needs to be included on the plan.
- There are no pipe grades or inverts shown on the plan. This information needs to be included.

- A report from the hydraulic modeling of the site was not submitted with the plans. Surface water and treatment facilities for the site will need to be reviewed and approved by Coon Creek Watershed District.
- The storm sewer at the center entrance on the west side carries water to the north. Can it be extended to the east to line running next to the south edge of the LTL Building? This seems like a shorter run of pipe.
- The pipes in the center entrance cross. Please provide pipe invert information to ensure that the elevations will work.
- The outlet pipe from the northeast pond connects to the existing system just west of Building A. The invert in the tie-in structure is shown to be lower than the flared end section. Please confirm. If this is the case the pipe will hold water.
- It appears that portions of the median on Evergreen Boulevard are being removed for turn lane construction. Include spot elevations in these areas to verify that ponding areas will not be created. Reverse slope gutter may be required in some of these areas as well.

SHEET 4 of 6

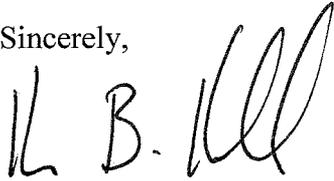
- The plan sheet includes numbered notes in the upper right corner on the plan sheet. The numbers are not used anywhere in the drawings. These notes pertain to street and storm sewer but are included on the sanitary sewer and plansheets. Please add the notes and numbers on sheet 3 as appropriate.
- Pipe material notes should be included on the storm sewer sheet.
- Use two (2) 45-degree bends instead of 90-degree bends in the system.
- Portions of the watermain appear to cross over “future” property lines. A minimum 20 foot easement will be required over the watermain system.
- Move the hydrant in the parking area east of Building A to the median area on the northeast corner of Building A. This will get it out of the trailer parking area and minimize the opportunity of hitting the hydrant.
- All nuts and bolts installed with the system shall be stainless steel.
- Hydrants shall be Waterous Brand Pacers.
- There are construction notes on the adjacent property RLS No. 226 that should be removed from the drawing.
- The existing valve at the connection point on the very north end of the site should be replaced for testing purposes.

SHEET 5 of 6

- The numbered notes in the upper right corner of the sheet do not correlate to the SWPPP.
- Erosion control measures need to be shown on the plan.

Please revise the plans as discussed and submit for further review. The plan comments are included for clarification and will need to be resubmitted with the plan revisions. Please feel free to contact me with any questions regarding the preceding comments at 763-767-6465.

Sincerely,

A handwritten signature in black ink, appearing to read "K. B. Kawlewski". The signature is stylized with large, sweeping loops.

Kevin B. Kawlewski, PE
City Engineer
763-767-6465

c: Tim Himmer, City of Coon Rapids
Scott Harlicker, City of Coon Rapids



Planning Commission Regular

5.

Meeting Date: 02/20/2014

Subject: PC 14-02 Registered Land Survey, 87th Avenue and Evergreen Boulevard, Amcon Construction

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a Registered Land Survey (RLS) to subdivide a 23 acre parcel into two lots. Tract A will be 16.44 acres and Tract B is 6.63 acres.

ACTIONS

Conduct of public hearing
 Recommendation by Planning Commission
 Decision City Council on: March 4, 2014

60 DAY RULE

The applicant submitted this application on: January 13, 2014

To comply with the requirements of Minnesota Statute the City must approve or deny the application by: May 13, 2014

LOCATION

The property is located on the east side of Evergreen Boulevard at 87th Lane.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Undeveloped	Industrial and Community Commercial	Industrial and Community Commercial
North	YMCA, daycare and retail	Institutional, Industrial and Community Commercial	Industrial and Community Commercial
South	Undeveloped, stormwater ponds	Utility and Community Commercial	Industrial and Community Commercial
East	Restaurant, retail and office	Community Commercial	Community Commercial
West	Evergreen Boulevard and industrial	Industrial	Industrial

DISCUSSION

The applicant is proposing to subdivide the parcel into two lots. The subdivision is being requested in conjunction with a site plan for a freight terminal and a warehouse. The subdivision will allow the warehouse to be placed on a separate lot from the freight terminal. Both parcels comply with the dimensional requirements of the Industrial District. The proposed site plan locates the buildings so that they meet the setback requirements on both lots. Grading, drainage and utilities are being considered as part of the site plan review process. Park dedication will be paid prior to the issuance of a building permit.

RECOMMENDATION

In Planning Case 14-2, the Planning Commission recommend approval of the Registered Land Survey with the following conditions:

1. All comments of the City Engineer be addressed.

Attachments

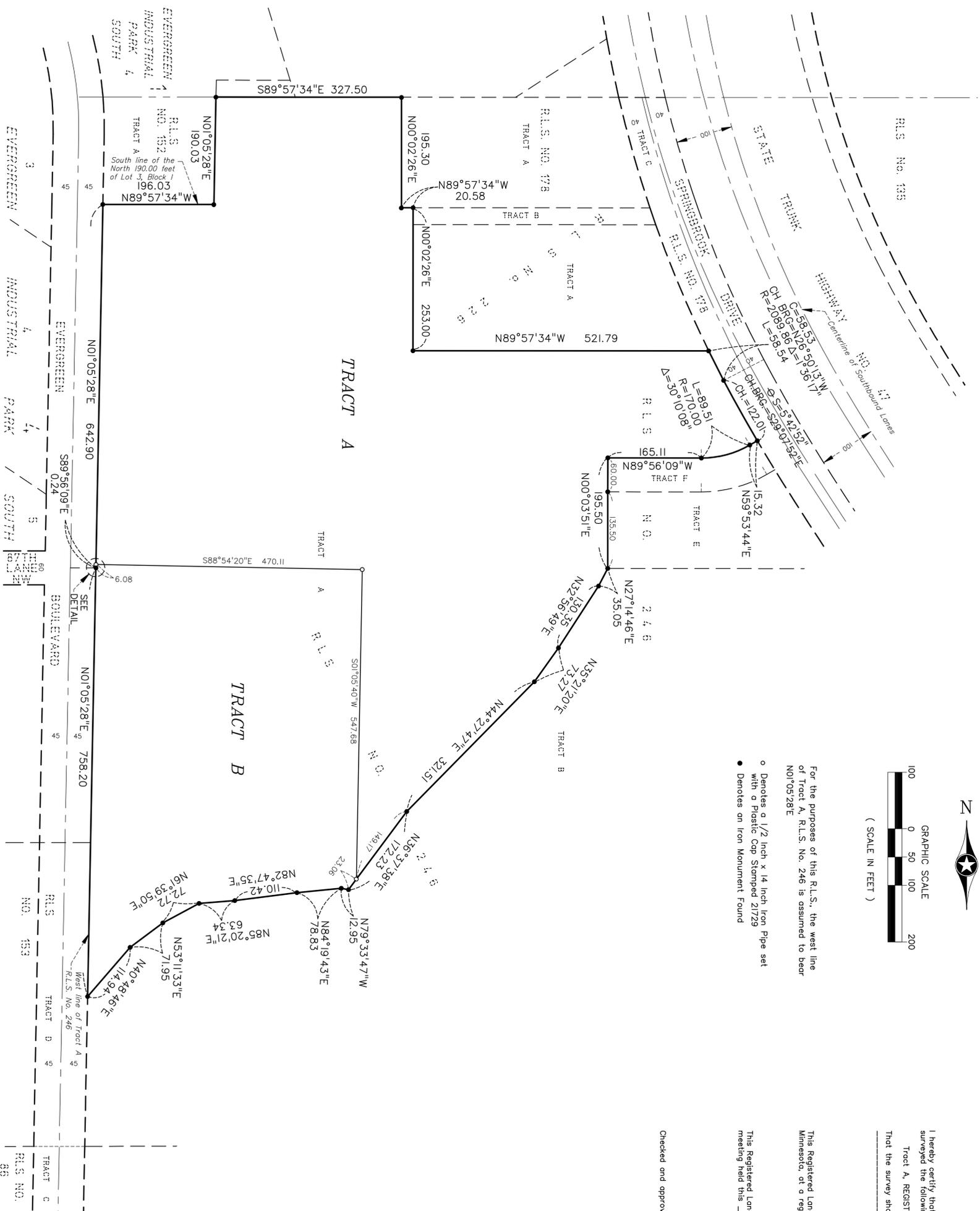
Location Map

RLS



For the purposes of this R.L.S., the west line of Tract A, R.L.S. No. 246 is assumed to bear N01°05'28"E

- o Denotes a 1/2 inch x 14 inch Iron Pipe set with a Plastic Cap Stamped 21729
- Denotes an Iron Monument Found



I hereby certify that in accordance with the provisions of Chapter 508, Minnesota Statutes of 1949, as amended, I have surveyed the following described property situated in the County of Anoka, State of Minnesota, to wit:
Tract A, REGISTERED LAND SURVEY NO. 246, Anoka County, Minnesota.
That the survey shown herein is a correct delineation of said survey, Dated this _____ day of _____ 20__

Rick M. Blom, Land Surveyor
Minnesota License No. 21729

This Registered Land Survey was approved and accepted by the Planning Commission of the City of Coon Rapids, Minnesota, at a regular meeting held this _____ day of _____ 20__

By: _____ Chairperson

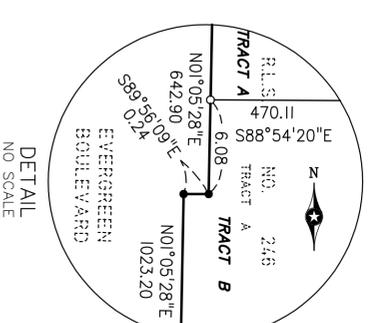
This Registered Land Survey was approved and accepted by the City Council of the City of Coon Rapids, Minnesota, at a meeting held this _____ day of _____ 20__

By: _____ Mayor

Attested: _____ Clerk

Larry Holm
Anoka County Surveyor

Checked and approved this _____ day of _____ 20__





Planning Commission Regular

6.

Meeting Date: 02/20/2014

Subject: 2013 Planning Commission Annual Report

From: Scott Harlicker, Planner

INFORMATION:

For the Commission's consideration, attached is the draft 2013 Planning Commission Annual Report.

Attachments

Letter

2013 Annual Report



February 20, 2014

Honorable Mayor and Councilmembers
City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433

Re: Report of Planning Commission Activities for 2013

Dear Mayor Howe and Councilmembers:

On behalf of the members of the Planning Commission, I wish to provide you with this report of the Planning Commission's activities for the year 2013.

During 2013, the Commission considered twenty-nine planning cases during eleven regularly scheduled Commission meetings. The Commission also conducted one workshop meeting to discuss changes to the City's Land Use Code.

The Commission's development review included the consideration of ten site plans. The site plans included a freight terminal, Mercy Hospital office building, the redevelopment of the Sterling Bank site, McDonalds, O'Reilly Auto Parts, and Mercy Hospital Mother Baby Center addition.

The Commission also considered two conditional use permits, three plats, one lot split, three code changes, three zoning amendments, four comprehensive plan amendments and three PUD amendments.

The Commission's contributions and efforts in 2013 continue to reflect each Commissioner's dedication to their role in shaping the physical development of our community. We wish to express our appreciation for the continuing respect received from the City Council and the support provided to us by the City's cable television, engineering, legal and planning staffs and by our recording secretary.

Respectfully submitted,

Jenny Geisler, Chair
Coon Rapids Planning Commission

Attachment



2013 PLANNING COMMISSION ANNUAL REPORT

COMMISSIONERS

Jenny Geisler, Chair

Wayne Schwartz, Vice Chair

Cedric Lattimore

Jonathan Lipinski

Donna Naeve

Zachary Stephenson

Julia Stevens



2013 PLANNING COMMISSION REGULAR MEETING ATTENDANCE

Meeting/Commissioner	Geisler, Chair	Schwartz, Vice Chair	Latimore	Lipinski	Naeve	Stephenson	Stevens
January	●	●	●	●	●	●	●
February	●	●	●	●	●	○	●
March	●	●	●	●	●	●	●
April	●	●	●	○	●	●	●
May	●	●	●	●	●	●	●
June	no meeting						
July	●	○	●	●	●	●	○
August	●	●	●	●	●	●	○
September	○	●	●	●	○	●	●
October	●	●	○	●	●	●	●
November	●	●	●	●	●	●	●
December	●	●	●	○	●	○	●

● = present ○ = absent



2013 PLANNING COMMISSION WORK SESSION ATTENDANCE

Meeting/Commissioner	Geisler, Chair	Schwartz, Vice Chair	Latimore	Lipinski	Naeve	Stephenson	Stevens
January							
February	●	●	●	●	●	○	●
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							

● = present ○ = absent



2013 PLANNING COMMISSION PLANNING CASES BY MONTH AND TYPE

	Code Changes	Amendments		Conditional Use Permits	Conditional Use Permit Home Occupation			PUD	Property Subdivision			Site Plan
		Comp Plan	Zoning		New	Review	Revoke		Lot Split	Preliminary Plat	RLS	
January	9-20											12-29
February												
March		13-5, 13-7			13-1							
April		13-9	13-6		13-2				13-3			13-4
May			13-10					13-11				13-8
June	No Meeting											
July	13-14							13-12				10-07, 13-13
August												13-15
September	13-18							13-17		13-21		13-16, 13-20, 13-19
October		13-23										13-24
November	13-27, 13-29			13-28, 13-30								
December			13-25							13-26		

2013 PLANNING COMMISSION DEVELOPMENT CONSIDERATIONS AND APPROVALS

Case	Petitioner Location	Proposal	Staff Recommendation	Commission		Council	
				Date	Action	Date	Action
09-20	City of Coon Rapids	Recodification and Reorganization of Title 11 (Zoning Code)	Request for Input	1/17/2013 2/21/2013	Discussion Approved	4/16/2013 5/7/13	Introduced
10-07	RLK Landholdings	Site Plan - one year extension on site plan for Port Evergreen residential development	Approve	7/18/2013	Approved	8/7/2013	Approved
12-29	Dayton Freight	Site Plan - 87,000 sq ft freight terminal	Postpone	1/17/2013 2/21/2013 3/21/2013 4/18/2013	Postponed to 2/21/13 Postponed to 3/21/13 Postponed to 4/18/13 Approved	N/A	N/A
13-1	Abukhundeer, Samira 1149 97th Ln	Conditional Use Permit - Home Occupation Beauty Salon	Postpone	2/21/2013 3/21/2013	Postponed to 3/21/13 Approved	N/A	N/A
13-2	Gieseke, Chantelle 12083 Butternut St	Conditional Use Permit - Home Occupation Pet Grooming	Approve	4/18/2013	Approved	N/A	N/A
13-3	Super 10024 Cottonwood St	Lot Split - with variance to lot depth	Approve	4/18/2013	Approved	5/7/2013	Approved
13-4	Frauenschuh Healthcare	Site Plan - skyway at Mercy Hospital	Approve	4/18/2013	Approved	5/7/2013	Approved
13-5	MWF Properties	Comp Plan Amendment - General Commercial and Moderate Density to High Density	Approve	4/18/2013 5/16/2013	Postponed to 5/16/13 Withdrawn	N/A	N/A
13-6	MWF Properties	Zone Change - General Commercial and Moderate Density to High Density	Approve	4/18/2013 5/16/2013	Postponed to 5/16/13 Withdrawn	N/A	N/A
13-7	City of Coon Rapids	Comp Plan Amendment - adopt a Port Master Plan for Port Campus Square	Approve	4/18/2013	Approved	5/7/2013	Approved

Case	Petitioner Location	Proposal	Staff Recommendation	Commission		Council	
				Date	Action	Date	Action
13-8	Rapids 3350 3350 River Rapids Dr	Site Plan - 11,200 sq ft multi-tenant commercial building and a 4,090 sq ft restaurant	Approve	5/16/2013	Approved	N/A	N/A
13-9	Mid America Real Estate 2624-2760 Coon Rapids Blvd	Comp Plan Amendment - Office to General Commerical (5 parcels)	Approve	5/16/2013	Approved	6/18/2013	Approved
13-10	Mid America Real Estate 2624-2760 Coon Rapids Blvd	Zone Change - Office to General Commerical (5 parcels)	Approve	5/16/2013	Approved	6/4/13 6/18/2013	Introduced Adopted
13-11	MJM Partnership 10091 and 10087 Dogwood St	PUD - revision to expand parking area	Approve	5/16/2013	Approved	6/4/2013	Approved
13-12	Silverstone Realty & Development, LLC Lot 8	PUD - revision to allow restaurant instead of drug store	Approve	7/18/2013 8/15/2013	Postponed to 8/15/13 Approved	9/3/2013	Approved
13-13	McDonald's USA 1920 Gateway Dr	Site Plan - restaurant with drive-thru	Approve	7/18/2013 8/15/2013	Postponed to 8/15/13 Approved	N/A	N/A
13-14	City of Coon Rapids	Code Change - allow Food and Related Goods as permitted use in Port Wellness and Port Evergreen	Approve	7/18/2013	Approved	8/7/2013 8/20/13	Introduced Adopted
13-15	Shoppes II at Riverdale Commons 12465 Riverdale Blvd	Site Plan - drive-thru window	Approve	8/15/2013	Approved	N/A	N/A
13-16	O'Reilly Auto Parts 2111 Coon Rapids Blvd	Site Plan - 7,300 sq ft auto parts retail store	Approve	9/19/2013	Approved	N/A	N/A
13-17	Crescent Ponds Main St & University Ave	PUD - amendment to modify garage side yard setback	Approve	9/19/2013	Approved	10/1/2013	Approved
13-18	City of Coon Rapids	Code Change - change to public hearing notices for variances, Council votes on appeals and include regulations for maintenance of improvements	Approve	9/19/2013	Approved	10/1/2013 10/15/13	Introduced
13-19	LaCasita Restaurant 8955 Springbrook Dr	Site Plan - revision to landscape plan	Approve	9/19/2013	Approved	10/1/2013	Approved

Case	Petitioner Location	Proposal	Staff Recommendation	Commission		Council	
				Date	Action	Date	Action
13-20	Mercy Hospital 4040 Coon Rapids Blvd	Site Plan - 50,700 sq ft Mother Baby Center	Approve	9/19/2013	Approved	10/1/2013	Approved
13-21	Allina Health System NW corner Blackfoot St & Coon Rapids Blvd	Plat - River View Farms Plat 3	Approve	9/19/2013	Approved	10/1/2013	Approved
13-22		Plat - Final for Gateway Commerce Center 2nd Addition	Approve	N/A	N/A	9/3/2013	Approved
13-23	City of Coon Rapids	Comp Plan Amendment - preliminary and final Port Master plans for Port Riverwalk	Approve	10/17/2013	Approved	11/6/2013	Approved
13-24	Jack Ovick 430 Coon Rapids Blvd	Site Plan - revision to building elevations and additional freestanding pylon sign	Deny	10/17/2013 11/21/2013 12/19/2013	Postponed Approved	1/21/2014	
13-25	Lawrence, D and J 26XX 128th Ave	Zone Change - Moderate Density Residential to Low Density Residential 2	Approve	12/19/2013	Approved	1/21/2014	
13-26	Lawrence, D and J 26XX 128th Ave	Plat - Lawrence Estates	Approve	12/19/2013	Approved	1/21/2014	