PLANNING COMMISSION AGENDA

Thursday, March 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 Previous meeting - February 20, 2014

Old Business

New Business

1. PC 14-04 Site Plan, building addition and outdoor storage, 11419 Yellowpine St, Spiral Manufacturing

2. PC 14-05. Site Plan and Conditional Use Permit, parking lot at 3848-3960 Coon Rapids Blvd, Mercy Hospital

3. PC 14-06 Preliminary Plat, Mercy Hospital Addition, Coon Rapids Boulevard and Yucca Street, Mercy hospital

4. PC 14-03 Conditional Use Permit, Restaurant, 11706 Crooked Lake Boulevard, Chanticlear Pizza

5. PC14-07, Site Plan approval to allow design flexibility for an overall sign package for Mercy Hospital, 4050 Coon Rapids Blvd

Other Business

Current Development

Adjourn

Planning Commission Regular

Meeting Date: 03/20/2014

SUBJECT: Approval of Minutes from Previous meeting - February 20, 2014

Attachments

Draft Minutes 2/20/14 Meeting

COON RAPIDS PLANNING COMMISSION MEETING OF FEBRUARY 20, 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, Wayne Schwartz, and Zachary Stephenson.

Members Absent: Commissioners Jonathan Lipinski, Donna Naeve, and Julia Stevens.

Staff Present: Community Development Director Marc Nevinski and Planner Scott Harlicker.

PLEDGE OF ALLEGIANCE

Chair Geisler led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

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

APPROVAL OF THE JANUARY 16, 2014 REGULAR MINUTES

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER LATTIMORE, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF JANUARY 16, 2014, AS PRESENTED. THE MOTION PASSED 3-0 (STEPHENSON ABSTAINED).

OLD BUSINESS

1. PLANNING CASE 13-24 - SITE PLAN APPROVAL FOR A SECOND FREESTANDING SIGN – 430 CON RAPIDS BOULEVARD – JACK OVICK – PUBLIC HEARING

It was noted the applicant is requesting use and design flexibility to allow a second freestanding pylon sign.

Chair Geisler opened the public hearing at 6:40 p.m.

Frank Amanpur, owner of 610 Express, believed the proposed additional sign was needed because to the two uses on the property. He feared that traffic on the freeway would miss the restaurant without the additional pylon sign. He believed that his property should be able to take

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advantage of the freeway traffic noting some of the surrounding properties had a pylon signs. He requested his request be treated equally as these neighboring uses with two signs.

Chair Geisler closed the public hearing at 6:44 p.m.

Commissioner Lattimore stated the proposed sign was beautiful, however he would not be able to support the sign based on the fact the proposed sign did not meet the intent of the Code within the Coon Rapids Boulevard Corridor.

Chair Geisler appreciated the desire if the applicant to promote the new business. She discussed in detail the requirements within the Port along with the new design standards stating the Planning Commission had to follow these requirements for this property. She feared that if flexibility was granted for the applicant additional properties within the Port would be making the same request. For this reason, she would not be able to support the request of the petitioner.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHWARTZ, TO DENY THE REQUEST FOR USE FLEXIBILITY AS 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:

1. ADVANCE THE INTENT OF THE CODE.
2. IS NECESSARY TO DEVELOP THE PROPERTY EFFICIENTLY.
3. PROVIDE AMENITIES OR MITIGATE DEVELOPMENT EFFECTS.

THE MOTION PASSED UNANIMOUSLY.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHWARTZ, TO DENY THE REQUEST FOR DESIGN FLEXIBILITY AS 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 SIGN CONDITIONS, BETTER INTEGRATE USES OR ADD PUBLIC AMENITIES, OR WILL ADVANCE THE INTENT OF THE CODE. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the March 4, 2014 City Council meeting.

NEW BUSINESS

2. PLANNING CASE 13-31 - PRELIMINARY PLAT – TYLERS COVE – 127TH AVENUE – TERRY AND JEANETTE BALFANY – PUBLIC HEARING

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It was noted the applicant is requesting preliminary plat approval for Tylers 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.

Chair Geisler opened the public hearing at 6:58 p.m.

Paul Hendrick, 1951 127th Avenue, supported the proposed lot split. He questioned if the sod farm operations would continue on this land after the lot split. City Planner Harlicker explained the two parcels would be developed into single family homes.

Chair Geisler closed the public hearing at 7:00 p.m.

Commissioner Schwartz supported the proposed preliminary plat and lot width variance for Tylers Cove.

Chair Geisler agreed.

MOTION BY COMMISSIONER LATTIMORE, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE PLANNING CASE 13-31, THE PRELIMINARY PLAT AND LOT WIDTH VARIANCE FOR TYLERS 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.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the March 4, 2014 City Council meeting.

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

It was noted 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.

Chair Geisler opened and closed the public hearing at 7:07 p.m., as no one wished to address the Planning Commission.

Chair Geisler supported the site plan amendment to allow for design flexibility noting the applicant met the criteria tests.

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Commissioner Stephenson added that the degree of flexibility being requested in this case was quite small and for this reason, he supported the request.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER LATTIMORE, TO APPROVE PLANNING CASE 13-32, THE SITE PLAN AMENDMENT ALLOWING 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.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the March 4, 2014 City Council meeting.

4. PLANNING CASE 14-01 – AMCON – SITE PLAN FOR A FREIGHT TERMINAL AND WAREHOUSE – PUBLIC HEARING

It was noted 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.

Jim Winkels, partner at Amcon, reviewed a materials board with the Commission. He reported the proposed building design and standards met City Code. He discussed the landscaping along Evergreen would nicely buffer the site. He anticipated that this site would employ 200 employees once complete. The construction timeline was discussed stating he would hope to have the building operational by year end.

Chair Geisler requested further information on the type of work that would be completed at this Amcon site. Wayne Gadbury, Fargo, ND, explained that operations would run 24 hours a day at this site with approximately 30-40 employees on site per shift.

Commissioner Stephenson questioned the height of the berm around the building. City Planner Harlicker reviewed the berm heights around the building along each of the property lines.

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Commissioner Lattimore asked if property would be fenced. Mr. Winkels stated the site would have fencing for security purposes, while the landscaping would provide a buffer. It was clarified that the fencing would be black vinyl.

Commissioner Lattimore inquired if the engines would be running long term outdoors. Mr. Gadbury did not anticipate the engines would be running long term given expense of fuel. Instead, the site would have electric plug ins for the trucks.

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

Commissioner Schwartz requested the entire perimeter fence be completed in Phase I. City Planner Harlicker explained the Commission could make this a condition for approval.

Commissioner Stephenson provided comment on the berm near the daycare. He recommended the berm on this property line be higher than three feet.

Commissioner Schwartz understood that the area on the north side of the auto parking was three feet and that the portion behind the daycare was six feet in height. Ross Able, Oliver Surveying, clarified that the berm in this area would be three to four feet in height but would have evergreens along the entire property line.

Chair Geisler was pleased with the new site plan and the effort that the applicant has made to be a good neighbor to the surrounding uses.

Commissioner Schwartz asked if the property would need a cross easement for parking purposes. City Planner Harlicker recommended this be addressed under Planning Case 14-02.

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER LATTIMORE, TO APPROVE PLANNING CASE 14-01, 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.

2. PARK DEDICATION IN THE AMOUNT OF $92,400 BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

3. COMPLIANCE WITH TITLE 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 IN THE ABOVE TIME PERIOD, A NEW

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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.

THE MOTION PASSED UNANIMOUSLY.

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

5. CASE 14-02 – REGISTERED LAND SURVEY – 87TH AVENUE AND EVERGREEN BOULEVARD – AMCON COMPANIES – PUBLIC HEARING

It was noted 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. City Planner Harlicker recommended the Commission add a condition for approval stating the applicant would need a cross access easement for parking purposes.

Chair Geisler opened and closed the public hearing at 7:45 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER STEPHENSON, TO APPROVE PLANNING CASE 14-02, APPROVING THE REGISTERED LAND SURVEY WITH THE FOLLOWING CONDITIONS.

1. ALL COMMENTS OF THE CITY ENGINEER BE ADDRESSED.

2. ALL NECESSARY CROSS ACCESS EASEMENTS BE RECORDED WITH THE PROPERTY.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the March 4, 2014 City Council meeting.

OTHER BUSINESS

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6. 2013 PLANNING COMMISSION ANNUAL REPORT

Staff reviewed the 2013 Planning Commission Annual Report in detail.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE THE 2013 PLANNING COMMISSION ANNUAL REPORT. THE MOTION PASSED UNANIMOUSLY.

Staff provided the Commission with an update on the development update taking place in the City of Coon Rapids.

Community Development Director Nevinski requested the Commissioners provide staff with potential dates that would work for a future work session meeting.

ADJOURN

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER STEPHENSON, TO ADJOURN THE MEETING AT 7:53 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary

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Planning Commission Regular **1.**

Meeting Date: 03/20/2014

Subject: PC 14-04 Site Plan, building addition and outdoor storage, 11419 Yellowpine St, Spiral Manufacturing

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting site plan approval to construct a 7,750 square foot addition and outdoor storage.

ACTIONS

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

60 DAY RULE

The applicant submitted this application on: February 10

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: April 11

LOCATION

The property is located at 11419 Yellowpine Street, the corner of Yellowpine Street and 114th Avenue.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Manufacturing	Industrial	Industrial
North	Manufacturing	Industrial	Industrial
South	Manufacturing	Industrial	Industrial
East	Manufacturing	Industrial	Industrial
West	Yellowpine Street and vacant land	Industrial	Industrial

DISCUSSION

Background

The existing 11,280 square foot building was constructed in 1988. The exterior is a mix of scored and rock faced block painted white. The applicant has outgrown the existing space; over the past few years they have been using the parking lot as a storage and staging area and loading and unloading trucks out on 114th Avenue. The proposed addition and outdoor storage area will eliminate those conditions. The lot is 1.39 acres in size with 189 feet of frontage on Yellowpine Street and 202 feet of frontage on 114th Avenue

Standards	Proposed
Dimensional Requirements: Industrial	N/A
Site Area – N/A	1.39 acres
Lot Coverage - 50% Covered by building	building coverage is 31%
Parking – 19 spaces (1 space per 1,000 square feet)	15 parking spaces are proposed
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 Outdoor storage from property lines 10' min	**Minimum Provided** 65 feet 25 feet 20 feet 5 feet 5 feet
Building Height - 70 feet Maximum	20 feet
Landscaped Area - minimum 15% of site	18.9%

Site Plan Criteria

Required Finding - Chapter 11-325 - General Requirements for All Site Plans	Staff Analysis and Comments
(1) Be compatible with surrounding land uses	**OK -** The surrounding land uses are industrial.
(2) Preserve existing natural features whenever possible	**OK** - The existing landscaping will be preserved. However, the existing trees on the east side of the site will be removed.
(3) Achieve a safe and efficient circulation system	**NO** – See discussion below
(4) Not place excessive traffic loads on local streets	**OK** – The additional traffic that might be generated by this project can be accommodated on the existing streets.
(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 114th Avenue or Yellowpine Street.
(6) Conform to the City's Goals and Policies	**OK -** The proposed addition is consistent with the City Comprehensive Plan.
(7) Achieve a maximum of safety, convenience, and amenities	**OK –** The proposed site plan eliminates the need for outdoor storage and material staging in the parking area and the loading and unloading of trucks on 114th avenue.
(8) Show sufficient landscaping	See discussion below.
(9) Not create detrimental disturbances to surrounding properties	**OK –** The surrounding uses are industrial.
(10) Meet Title 11	**OK -** No variances are being requested.
(11) Show efforts to conserve energy whenever practical	**OK**

Stormwater Management

As noted in the City Engineer's memo the applicant has not submitted an acceptable grading and stormwater management plan. They are currently working with Coon Creek Watershed and the City Engineer on various options. At this time it is not clear if or how these options will affect the site plan layout.

Parking and Access

The site plan includes 15 parking spaces. Code requires 19 spaces; there is sufficient space along the east property line to provide the additional four spaces. The applicant is proposing one new curb cut and expansion of two others. The new curb cut is on 114th Avenue near the east property line. The expanded curb cuts are off of Yellowpine and 114th. The new curb cut on 114th and the expanded access on Yellowpine exceed the maximum width of 36 feet. One on 114th is 42 feet wide and one Yellowpine is 40 feet wide. These should be reduced to 36 feet in width.

Exterior Materials

The proposal shows scored and rock faced block painted to match the existing building. Code requires integrally colored materials. A shed roof is proposed over the loading dock. The metal roof and supports should be painted to match the building.

Exterior storage

The exterior storage area is proposed to be setback five feet from the property line. Code requires outdoor storage to be setback a minimum of 10 feet. The storage area is proposed to be enclosed with a chain link fence with privacy slats. Code requires that the screening fence be constructed of wood, masonry or other durable material.

Landscaping

Given the proposed loading dock is visible from 114th Avenue, additional screening should be provided along the street. In addtion to the proposed overstory trees, a hedge, a minimum of three feet in height, should be planted along 114th Avenue. Ornamental trees are proposed along the east property line, adjacent to the parking and storage area. All landscaped areas should be irrigated.

RECOMMENDATION

In Planning Case 14-04, the Planning Commission open the public hearing, take public comments and continue the public hearing to the April 17 meeting, and postpone action on this item to the April 17th meeting.

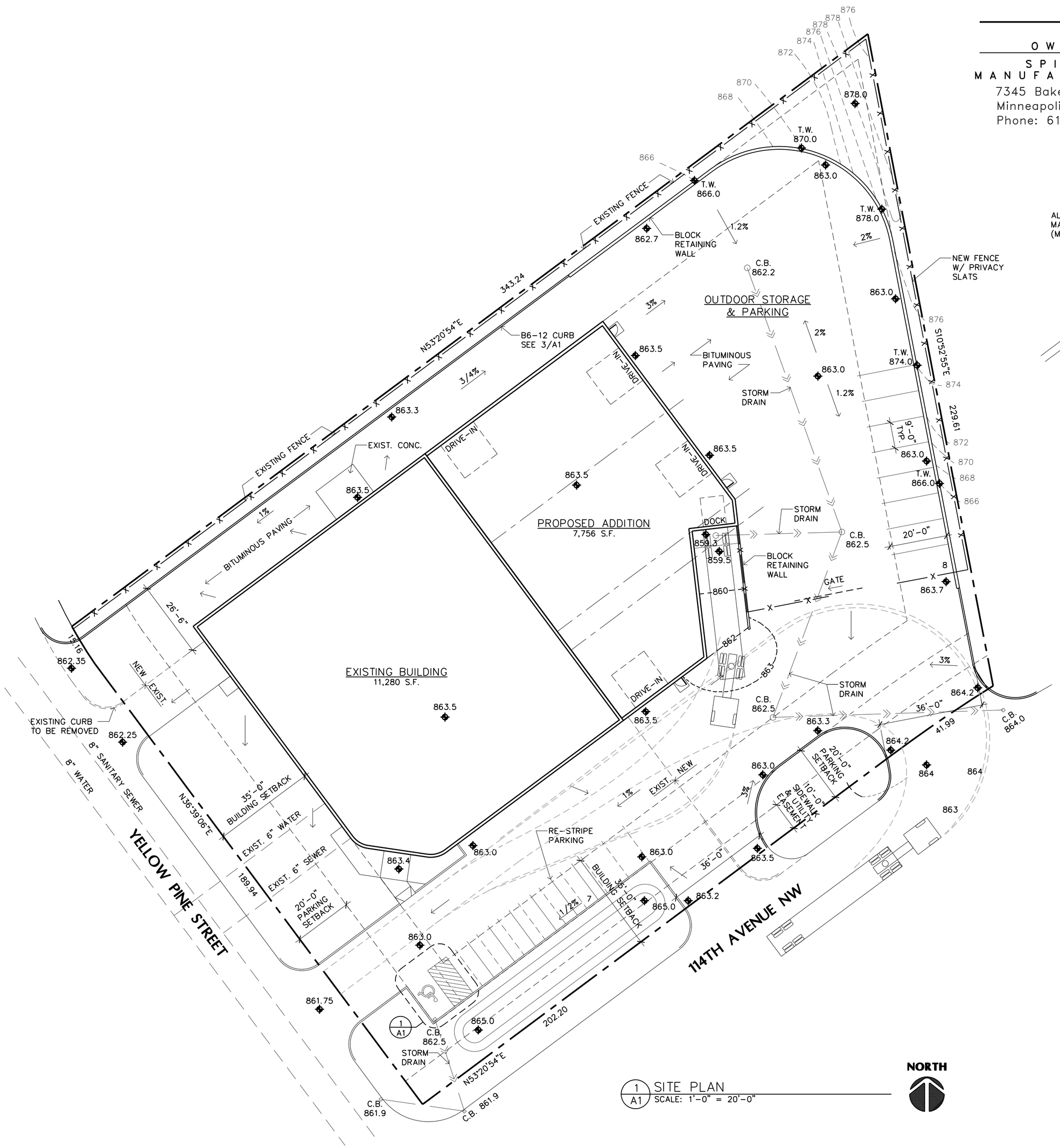
Attachments

Location Map
Site Plan
Landscape Plan
Exterior Elevations
City Engineer Memo

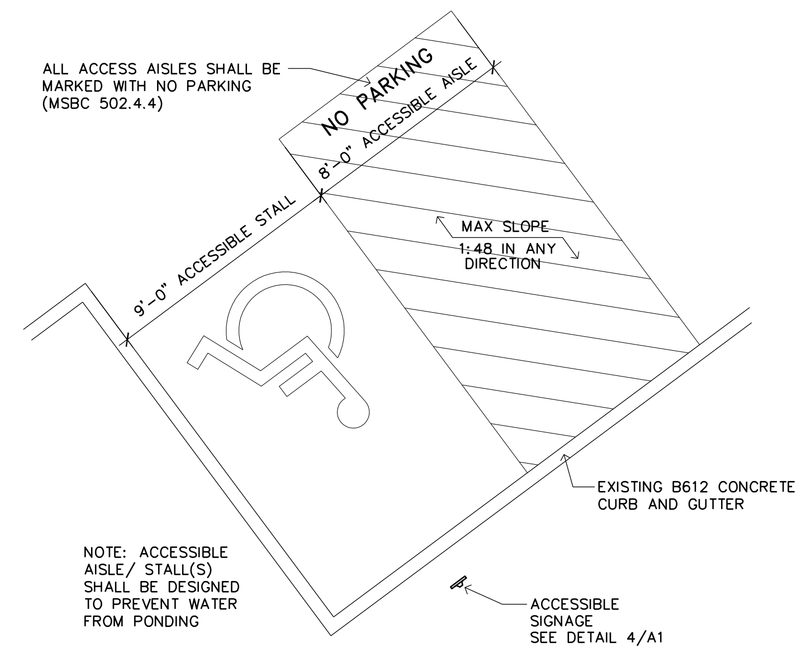
Location Map

SPIRAL MANUFACTURING

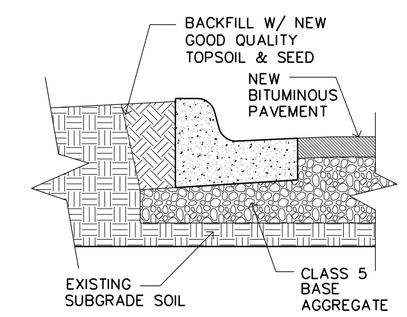
OWNER	ARCHITECT	ENGINEER	CONTRACTOR
SPIRAL MANUFACTURING 7345 Baker Street NE Minneapolis, MN 55432 Phone: 612-784-1891	LAMPERT ARCHITECTS 420 Summit Avenue St. Paul, MN 55102 Phone: 763-755-1211		STONE CONSTRUCTION 2181 107 LANE N.E. Blaine, MN 55434 Phone: 612-754-1950



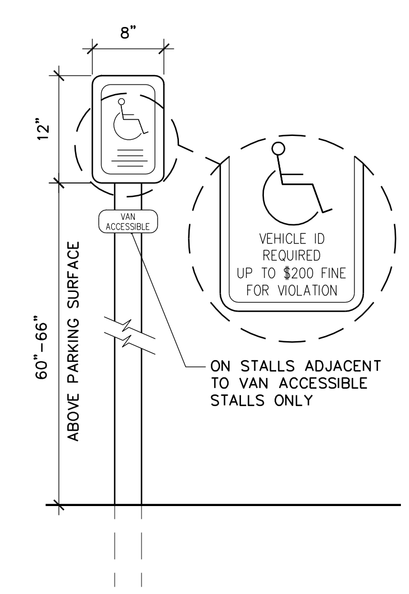
1 A1 SITE PLAN
SCALE: 1'-0" = 20'-0"



2 A1 ACCESSIBLE PARKING DETAIL
SCALE: 1/4" = 1'-0"



3 A1 B6-12 CONCRETE CURB
SCALE: 1/2" = 1'-0"



4 A1 ACCESSIBLE PARKING SIGN
1" = 1'-0"

GENERAL INFORMATION

A. PROJECT NAME: Spiral Manufacturing
B. PROJECT LOCATION: 11419 Yellow Pine St NW, Coon Rapids, Minnesota
C. ZONING AND LAND USE: I - Industrial
D. LOT SIZE: 1.39 Acres 60,518 s.f.
E. GREEN SPACE COVERAGE: 11,432 s.f./60,518 s.f. = 18.9% > 15%

PARKING INFORMATION

1. PARKING AND MANEUVERING (Coon Rapids Zoning Ordinance)
   1. Parking Stall Calculation

EXISTING OFFICE (10%) 1,128 s.f. @ 1/200	6 Stalls
EXISTING WAREHOUSE (90%) 10,152 s.f. @ 1/2,000	5 Stalls
WAREHOUSE ADDITION 7,052 s.f. @ 1/2,000 s.f.	4 Stalls
Total Stalls Required	15 Stalls
Total Stalls Provided	15 Stalls
Accessible Requirement Per 17 Stalls (IBC Table 1106.1)	1 Stall

2. Stall Size
   - 9'-0" x 18'-0"
3. Aisle Size
   - 24'-0"
4. Striping
   - 4" White Stripes
5. Pavement Design
   - All Drive Aisles And Truck Maneuvering Areas
     2" Bituminous Wear Course MN. D.O.T. 2331 Type 41
     2" Bituminous Binder Course MN. D.O.T. 2331 Type 31
     8" Compacted Class 5 Base MN. D.O.T. 3138
   - All Parking Areas
     1 1/2" Bituminous Wear Course MN. D.O.T. 2331 Type 41
     1 1/2" Bituminous Binder Course MN. D.O.T. 2331 Type 31
     6" Compacted Class 5 Base MN. D.O.T. 3138
   - Verify With Existing Soil Conditions And Adjust Accordingly

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

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

PRELIMINARY NOT FOR CONSTRUCTION

SIGNATURE
LEONARD LAMPERT
PRINTED NAME
13669
LICENSE NUMBER
04/07/00
DATE

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

Addition For
SPIRAL MANUFACTURING
Coon Rapids, Minnesota

Copyright 2014
Leonard Lampert Architects, P.A.

Project Designer:
Drawn By: LLT
Checked By: LL
Revisions

2/7/14	PRELIMINARY
2/10/14	CITY SUBMITTAL

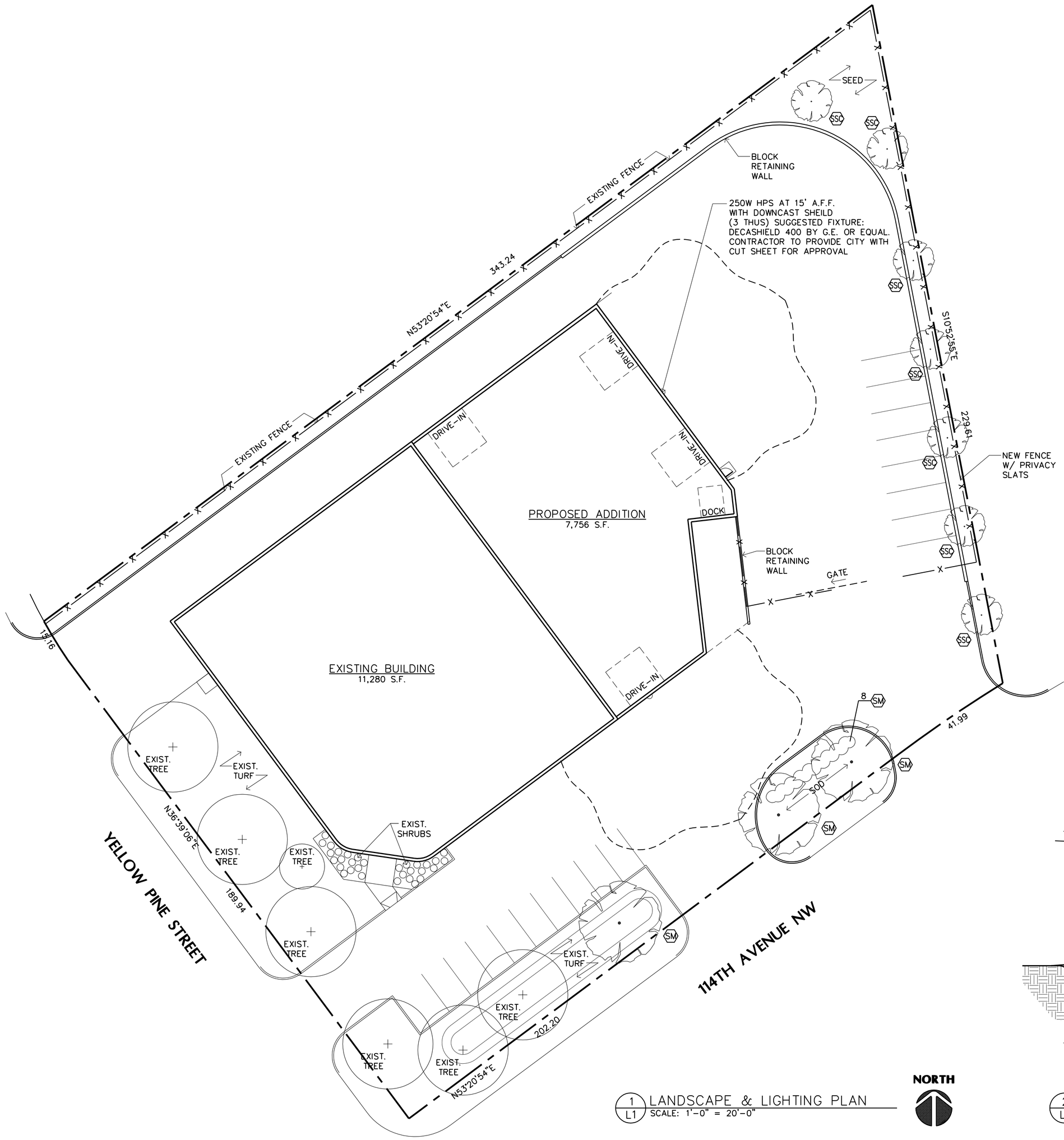
SITE PLAN AND DETAILS

Sheet Number

A1

Project No.

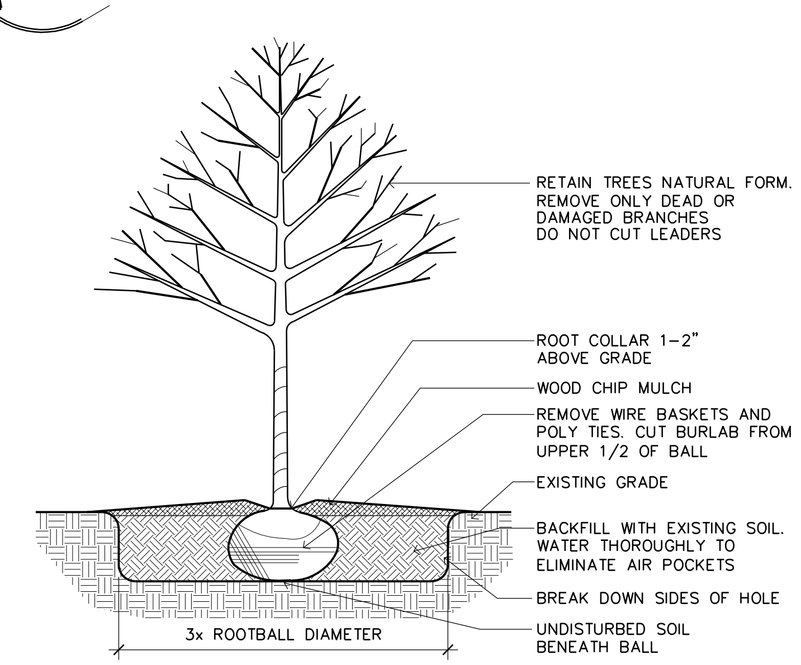
Filename:



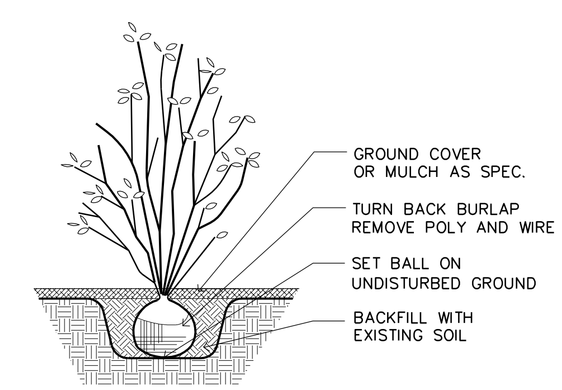
1 / L1 LANDSCAPE & LIGHTING PLAN
SCALE: 1'-0" = 20'-0"

PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	REMARKS
3	SM	SUGAR MAPLE	ACER SACCHARUM	2.5"	BB	
7	SSC	SPRING SNOW CRAB	MALUS SPRING SNOW	6'	BB	CLUMP
8	BB	BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	#5	CONT.	PLANT 5' O.C.

LANDSCAPE NOTES:
1. SOD OR SEED ALL DISTURBED AREAS.
2. ROCK MULCH ALL SHRUB PLANTING AREAS. ROCK MULCH TO ENCOMPASS SHRUBS 3" DEPTH. FIBER MAT TO BE INSTALLED.
3. PROVIDE BLACK VINYL EDGING TO SEPARATE LAWN AND MULCH.
4. PROVIDE UNDERGROUND IRRIGATION SYSTEM FOR ALL SODDED AREAS & NEW PLANTINGS.
5. EXISTING VEGETATION TO REMAIN.



2 / L1 TREE PLANTING DETAIL
NOT TO SCALE



3 / L1 SHRUB PLANTING DETAIL
NOT TO SCALE

PRELIMINARY NOT FOR CONSTRUCTION

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

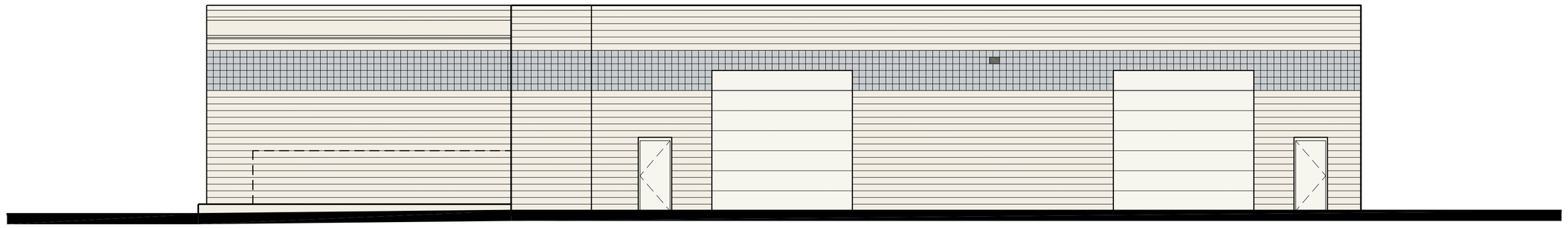
Addition For SPIRAL MANUFACTURING
Coon Rapids, Minnesota

Drawn By: LLT
Checked By: LL
Revisions

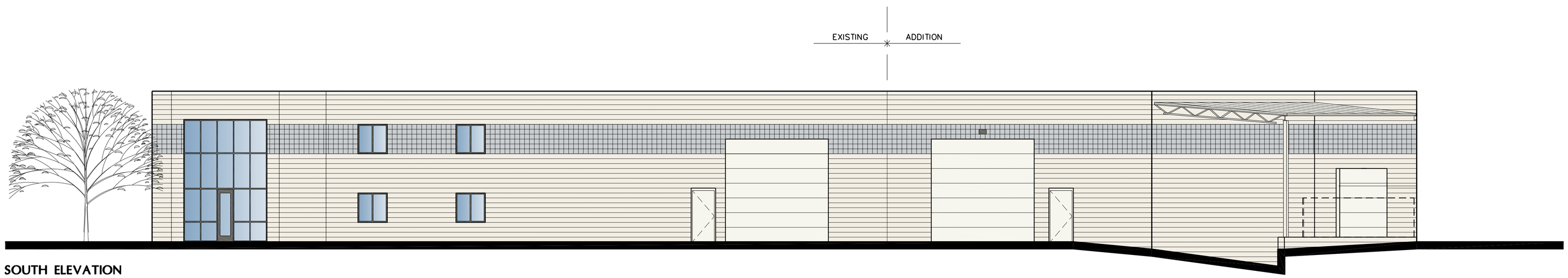
2/7/14	PRELIMINARY
2/10/14	CITY SUBMITTAL

LANDSCAPE & LIGHTING PLAN
Sheet Number
L1
Project No.

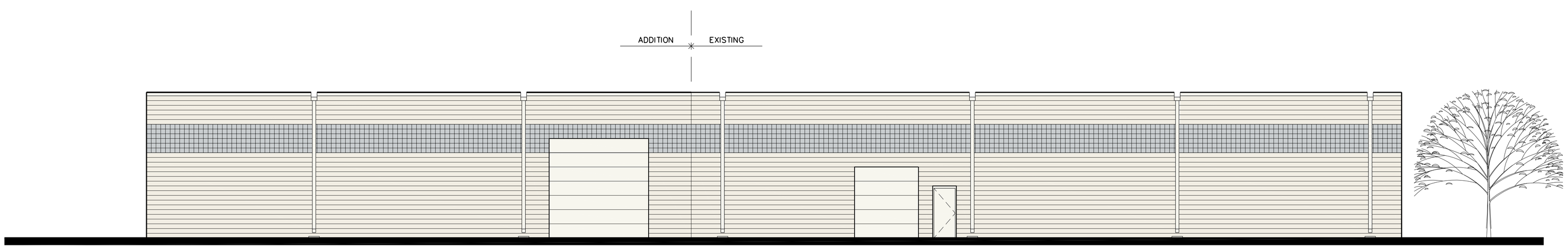
Filename:



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

S P I R A L M A N U F A C T U R I N G

Coon Rapids, Minnesota

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.

A R C H I T E C T S

TO:	Scott Harlicker, City Planner
FROM:	Kevin Kawlewski, City Engineer
SUBJECT:	Preliminary Site Review Addition for Spiral Manufacturing 11419 Yellow Pine St. NW Coon Rapids, MN
DATE:	March 10, 2014

The following comments are based on a review of the preliminary site plans for the proposed Addition to the Spiral Manufacturing facility at 11419 Yellow Pine St. NW in Coon Rapids, MN, prepared by Lampert Architects, dated 02/10/14. The project generally includes the construction of an 8,500 square foot building addition along with the creation of a paved on-site parking facility and storage area. The proposed improvements would increase the impervious area on the site to approximately 98% and does not currently include facilities for on-site storm water management. Current standards for stormwater management require that the first inch of rainfall from the increased impervious area on the property be retained and treated on site.

I have met with the builder and Coon Creek Watershed regarding the improvements and on site facilities such as porous pavement, tree planters and other infiltration related facilities were discussed for addressing the runoff requirements. One of the concerns regarding infiltration is the presence of high groundwater that has been observed in the past. With the high ground water, infiltration of storm water becomes difficult as a minimum of three feet of soil needs to be available between the surface and the groundwater table. This becomes critical as Coon Creek is currently listed as an impaired water body.

The first step with this process is to obtain soils information to verify the potential infiltration rate on site along with the depth of the groundwater table. The Owner is currently in the process of hiring a Geotechnical Engineer to complete this exploration. Once that information is available, we will meet a second time with Coon Creek to determine criteria and opportunities for storm water management on the site.

Based on the previous meetings with Coon Creek Watershed and the builder, the proposed improvements are feasible but the criteria for the storm water management aspect of the project still needs to be developed for implementation. The owner has agreed and is moving forward with the necessary subsurface soils exploration.

The site will be required to limit driveway openings to 36 feet per the current code which is not reflected on the plan. There are no planned sanitary sewer or water service extensions for the future building expansion with the project. Any approval given for this site will need to be contingent upon approval of storm water management improvements that will be defined by Coon Creek Watershed.

The plans are preliminary and not for construction. Further reviews of the plan will be necessary as the project continues to move further along in the process but there are no concerns outside of what has been previously discussed from Engineering per this memorandum. Please feel free to contact me with any questions or concerns that you may have.

Cc: Tim Himmer, Public Works Director

Planning Commission Regular **2.**

Meeting Date: 03/20/2014

Subject: PC 14-05. Site Plan and Conditional Use Permit, parking lot at 3848-3960 Coon Rapids Blvd, Mercy Hospital

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting site plan approval and a conditional use permit to construct a parking lot at 3848 - 3960 Coon Rapids Boulevard.

ACTIONS

Conduct of public hearing
Recommendation by Planning Commission
Decision City Council on: April 1

60 DAY RULE

The applicant submitted this application on: February 10, 2014

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: April 11, 2014

LOCATION

The property is located on the south side of Coon Rapids Boulevard, west of Yucca Street.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant and existing parking	Commercial Mixed Use	PORT and River Rapids Overlay
North	Coon Rapids Boulevard	Commercial Mixed Use	PORT and River Rapids Overlay
South	Single Family Homes	Low Density Residential	Low Density Residential 2
East	Yucca Street and Well House	Utility	PORT and River Rapids Overlay
West	Office Building and Hospital	Commercial Mixed Use	PORT and River Rapids Overlay

DISCUSSION

Background

The applicant is proposing to construct a parking lot with 146 spaces. Also, as part of the project, they will be reconfiguring a portion of the existing parking lot of the office building at 3960 Coon Rapids Boulevard. The reconfiguration will better line up the driveways with those on the adjacent hospital property, reconfigure the handicapped parking and provide a better drop off area. This reconfiguration will create the net loss of 29 spaces on the office lot. Overall, between the new parking lot and the reconfigured existing lot, there will be a net gain of 117

parking spaces.

Site Plan Criteria

Required Finding - Chapter 11-325 - General Requirements for All Site Plans	**Staff Analysis and Comments**
(1) Be compatible with surrounding land uses	**OK -** The new parking lot will be made functionally part of the existing parking lot. A 30 foot wide landscaped buffer is provided between the parking lot and the adjacent residences.
(2) Preserve existing natural features whenever possible	**OK**- Existing trees will be preserved where possible.
(3) Achieve a safe and efficient circulation system	**OK** – The new driveways from Blackfoot align with the driveways for the hospital to provide safer intersections. The drive aisles from Blackfoot are intended to be the primary access points into the parking lot. There is a secondary access on to Yucca street. Traffic using this driveway will be limited to a right out only movement on Coon Rapids Boulevard. The internal drive aisles are a minimum 24 feet wide to provide for two way traffic. Cross access easement will have to be provided between the two property owners.
(4) Not place excessive traffic loads on local streets	**OK** – There will be a limited amount of traffic on to Yucca Street because of the right only turn on to Coon Rapids Boulevard. Most of the traffic will exit the site the way they came in, on Blackfoot to the signalized intersection with Coon Rapids Boulevard.
(5) Conform to the City's plans for parks, streets, service drives, and walkways	**N/A–**
(6) Conform to the City's Goals and Policies	**OK -** The proposed parking lot is an allowed use with a conditional use permit.
(7) Achieve a maximum of safety, convenience, and amenities	**OK –** Crosswalks provide pedestrian access across Blackfoot Street and from the parking lot to the entrance of the office building.
(8) Show sufficient landscaping	**OK –** See discussion below.
(9) Not create detrimental disturbances to surrounding properties	**OK –** The site plan provides a 30 foot wide landscaped buffer between the parking lot and the single family residences to the south. In addition to the new landscaping, 17 existing trees are being preserved in the buffer area. Site lighting will also be directed away from the

	lighting will also be directed away from the residences.
(10) Meet Title 11	**OK -** No variances are requested. Parking lots are a conditional use in the PORTS.
(11) Show efforts to conserve energy whenever practical	**OK -** The applicant is incorporating Low Impact Design (LID) in developing their stormwater management plan.

Compliance with Conditional Use Permit Standards, Chapter 11-304.3

Standards	Staff Comment
The use shall be in conformance with the City's Comprehensive Plan.	**OK –** The Comprehensive Plan has identified this site as Office
The use shall not be detrimental to the public health, safety or welfare.	**OK –** The proposed use will not create any effects that will be detrimental to the public health safety or welfare.
The use shall be compatible with the existing or intended character of the zoning district.	**OK –** The proposed use is compatible with the character of the district.
The use shall not depreciate property values.	**OK –** The proposed use will not depreciate the property value of the adjacent single family homes.
The use shall not produce dangerous or detrimental noises, glare, smoke, dust, odor, water pollution, vibration or other nuisances.	**OK –** The proposed use will not produce any public nuisance.
The use shall not create traffic congestion, unsafe access or inconvenience parking needs.	**OK –** The main entrance into the site is from Blackfoot Street, which is a signalized intersection with Coon Rapids Boulevard.
The use shall be served adequately by essential services.	**OK –** The essential services currently available to the site are sufficient to serve the proposed use.
The use shall not create excessive additional requirements at public cost for public facilities and services.	**OK –** The proposed use will not require additional public facilities or services.
The use shall preserve and incorporate the site's important natural features into the development design.	**OK –** The proposed use will preserve the existing vegetation when possible.
The use shall cause minimal adverse environmental effects.	**OK –** There will be no adverse environmental effects resulting from the proposed use. Stormwater will be managed with a low impact design management plan.
The Council may waive one or more of the above requirements provided they make a determination that the public interest is best served by such a waiver.	**N/A**

Landscaping

The proposed landscape plan meets or exceeds the landscaping requirements. Oversrory trees and shrubs are

provided along Coon Rapids Boulevard. A landscaped 30 foot wide buffer is provided along the single family homes to the south. The parking lot landscaping also complies with code. The applicant is preserving existing vegetation where possible. Four trees are being preserved along Coon Rapids Boulevard and 17 trees are being preserved in the buffer area.

Dimensional Flexibility

The applicant is requesting dimensional flexibility with respect to the required parking setback along Coon Rapids Boulevard. The required setback in the PORT district is 20 feet; the applicant is proposing 15.7 feet. The parking lot will be 26 feet from the existing trail and 60 feet from the roadway.

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.

The flexibility is being requested to respond to the extra wide right-of-way along Coon Rapids Boulevard and to maintain the 30 foot buffer with the single family homes. The flexibility will allow for the development of shared parking and integration between the hospital and the adjacent office building. The applicant will be providing an environmentally friendly stormwater management system that incorporates multiple infiltration basins, in lieu of traditional ponds, in the buffer area and the setback area along Coon Rapids Boulevard. The Low Impact Design (LID) is a preferred method for managing runoff. The applicant is also providing for twice the required volume for stormwater runoff.

RECOMMENDATION

In Planning Case 14-05, the Planning Commission recommend approval of the site plan with design flexibility for the reduced setback along Coon Rapids Boulevard and the conditional use permit with the following conditions:

1. Compliance with Tile 11 of the City Code.
2. All comments of the City Engineer must be addressed.
3. The applicant must enter into a site security and development agreement with the city.
4. All comments from Anoka County Highway Department must be addressed.
5. Docmentation that cross access easements have been provided between the two property owners.

Attachments

Location Map
City Engineer Comments
Applicant Narrative
Site Plan
Grading Plan
Landscape Plan

Location Map

TO:	Scott Harlicker, City Planner
FROM:	Kevin Kawlewski, City Engineer
SUBJECT:	Preliminary Site Plan Review Mercy Hospital Parking Lot Expansion 4050 Coon Rapids Boulevard NW
DATE:	March 6, 2014

The following comments are based on a review of the preliminary site plans for the proposed Mercy Hospital parking lot expansion at 4050 Coon Rapids Boulevard NW prepared by Loucks & Associates dated 02/10/14. The project generally includes the construction of a 45,000 square foot parking lot on four vacant lots adjacent to the east property line of the hospital south of Coon Rapids Boulevard. The project generally includes surface improvements with infiltration basins around the edges of the lot and also with basins on interior traffic islands. Based on my review and discussions with John Donovan at Loucks & Associates, Inc., I would offer the following comments:

SHEET C2-1

1. The north curb line of the new parking lot is inside of the parking setback lines. The designer has been made aware of this and that they will be requesting dimensional flexibility for the design based on added stormwater management features.
2. In general, the improvements shown on the west side of Blackfoot Street that are being constructed with the Mother Baby Center should shaded so it is clear this is not part of the parking lot project.
3. Yucca Street NW from the south edge of the new driveway entrance to Coon Rapids Boulevard should be edge-milled and overlayed as part of the project rather than patching for the curb cut.

SHEET C4-1

1. Due to the shallow cover over the pipe between the infiltration basins, this pipe should be RCP versus HDPE to minimize the potential for the pipe being crushed.

STORM WATER MANAGEMENT

1. The plans currently show vegetated infiltration basins on both the north and south side of the proposed parking lot. In addition, based on the review by Coon Creek Watershed, the interior islands in the parking lot are also proposed to be vegetated infiltration basins.
2. The hydrology report submitted will be modified to account for the added infiltration basins. Based on discussions with the Loucks, the site will provide on-site storage and treatment for a 25-year event, which is twice the amount required by Coon Creek Watershed. This will provide a substantial benefit to the City due to minimized storage and maintenance requirements of City owned facilities downstream.

3. Coon Creek has reviewed the hydrology and will be granting approval.

The plans are preliminary and not for construction. Further reviews of the plan will be necessary as the project continues to move further along in the process but there are no immediate concerns from Engineering based on the preliminary plans. Please feel free to contact me with any questions or concerns that you may have.

Cc: Tim Himmer, Public Works Director
John Donovan, Loucks and Associates

Mercy Hospital Parking Expansion Narrative

Background:
Recent proposed improvements at the Mercy Hospital campus, including the upcoming addition of the Mother Baby Center, have shifted the desired parking available to serve the Heart Center, Mother Baby Addition, and stand-alone Professional Building. Although an amicable, shared campus, a variety of property owners and facilities are essentially vying for the same stalls in closest proximity to their building entries. We have been working with representatives from each organization to prepare a suitable layout that best meets each of their needs given the limited site area available.

Site Layout:
The proposed parking improvements results in a net increase of 117 stalls for the entire campus, and shifts the majority of the parking for the Professional Building farther to the east. The proposed layout provides a variety of improvements for the campus including:

1. The new entrances to the east parking will align with recently approved improvements at the new Mother Baby Center making general traffic and turning movements more obvious and safe.
2. The new parking will be used primarily for the Professional Building patients and staff, but the accessible parking will continue to be available at the locations closest to the front door.
3. An existing drop-off lane in front of the professional building is maintained for easy curbside delivery of patients.
4. Current parking stalls, located farther south of the Professional Building, will be now be primarily used by the Mother Baby and Heart Center.

Applicable Ordinances:
The proposed project meets the majority of the applicable ordinances. Expansion of the parking generally requires the following:

1. A 30’ setback from the adjoining residential lots to the south. YES.
2. A minimum of 22’ wide landscaped yard along Coon Rapids Boulevard. YES
3. Miscellaneous requirements for parking and drive aisle dimensions. YES
4. Miscellaneous requirements for open space and parking island areas. YES
5. A minimum 20’ setback from the Coon Rapids Boulevard right-of-way. NO
6. No lighting fixture can create more than three foot-candles of light intensity at the property line. YES

Flexibility Requested:
Although our layout has a landscape yard at least 26’ from the sidewalk (4’ deeper than required), the geometry along Coon Rapids Boulevard allows for only a 15’ wide setback from the right-of-way line. We attribute this to the extra wide buffer between the current sidewalk and the property line. The Owner and design team believes that maintaining the required setback to the residential properties was more important than additional buffer to Coon Rapids Boulevard, which is what the current plan reflects. No other flexibility is required or being requested at this time.

The Owner has provided multiple infiltration basins as part of this project to manage the storm water runoff in lieu of traditional storm water ponds. Infiltration of storm water is consistent with the U.S. EPA Low Impact Development (LID) and Coon Creek Watershed District as a strategy to promote the natural movement of storm water. The City and Watershed District require that a volume be provided to store the runoff from the 1" rain event. The volume require to store the 1" rain event is 0.087 ac-ft. The basins that have been provided have a storage volume of 0.184 ac-ft. The amount of volume provided is 2 times more than the required volume. The infiltration basin will allow for the recharge of groundwater something a traditional storm water pond is not effective at.

Benefits to the City and Surrounding Neighborhood:
Our plan includes a number of features that are beneficial to the medical campus, as well as the surrounding neighborhood. The benefits include:

1. More clear automobile circulation and wayfinding.
2. Increased, and better distributed, parking.
3. Landscape parking islands in excess of the City requirements.
4. Significant landscaping on the north including shrubs, new tree plantings, and naturalized stormwater infiltration areas.
5. Significant landscaping to mitigate any effect on the neighboring properties to the south including deciduous overstory, ornamental, and coniferous trees. Existing fences are already found on the adjoining lots.
6. Eco-friendly stormwater management techniques using a variety of smaller infiltration basins in lieu of one large storm pond. This type of design is consistent with the U.S. EPA and Coon Creek Watershed District as a Low Impact Design (LID).
7. Storage volume provided for infiltration is over 2 times the amount required.
8. The current lighting plan indicates only 0.1 foot-candles at the north and south property line. This far exceeds the City of Coon Rapids allowable light pollution of up to 3 foot-candles at any property line.

PAVEMENT LEGEND:

- CONCRETE
- NEW BITUMINOUS PAVEMENT
- MILL AND OVERLAY EXISTING BITUMINOUS PAVEMENT

CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

SITE PLAN GENERAL NOTES

1. AREA/DENSITY LOT 1, BLOCK 1
   TOTAL LOT AREA = 79,238 SQ.FT. OR 1.81 AC. = 100%

   IMPERVIOUS SURFACE AREA = 48,540.84 SQ.FT. OR 1.11 AC. = 61.3%
   PERVIOUS SURFACE AREA = 30,697.86 SQ.FT. OR 0.70 AC. = 38.7%

2. PARKING DATA:
   TRACT A: 69 STALLS REMOVED (INCLUDING 18 HC STALLS)
   40 STALLS REPLACED (INCLUDING 14 HC STALLS)
   NET LOSS OF 29 PARKING STALLS

   LOT 1, BLOCK 1: 146 PROPOSED PARKING STALLS

   *NET GAIN OF 117 ADDITIONAL PARKING STALLS

3. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER SHEET C8-1 AND THE REQUIREMENTS OF THE CITY. SEE LANDSCAPE PLANS FOR ANY ADDITIONAL HARDSCAPE APPLICATIONS.

4. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPT. AND THE CONSTRUCTION ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, STREET OR DRIVEWAYS)

5. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.

6. SEE CONTRACT SPECIFICATIONS FOR ANY REMOVAL DETAILS.

7. CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. (SEE SHEET C3-1 AND C3-2)

8. A SIGNIFICANT PORTION OF SITE IMPROVEMENTS NOT SHOWN ON THIS SHEET ARE DESCRIBED AND PROVIDED IN FURTHER DETAIL ON THE LANDSCAPE PLAN. THIS INCLUDES LANDSCAPING, LIGHTING AND OTHER FIXTURES.

9. B612 CONCRETE CURB AND GUTTER SHALL BE INSTALLED AT THE EDGE OF ALL COMMON DRIVES AND PARKING LOTS.

10. CONSTRUCTION NOTES:
    A. PEDESTRIAN RAMPS SHALL BE PROVIDED AT THE LOCATIONS SHOWN AND AS SHOWN PER THE SITE PLANS.
    B. THE CONTRACTOR SHALL SAW-CUT BITUMINOUS AND CONCRETE PAVEMENTS AS REQUIRED PER THE SPECIFICATIONS. REMOVE EXISTING CURB AND GUTTER AND INSTALL B612 CONCRETE CURB AND GUTTER.

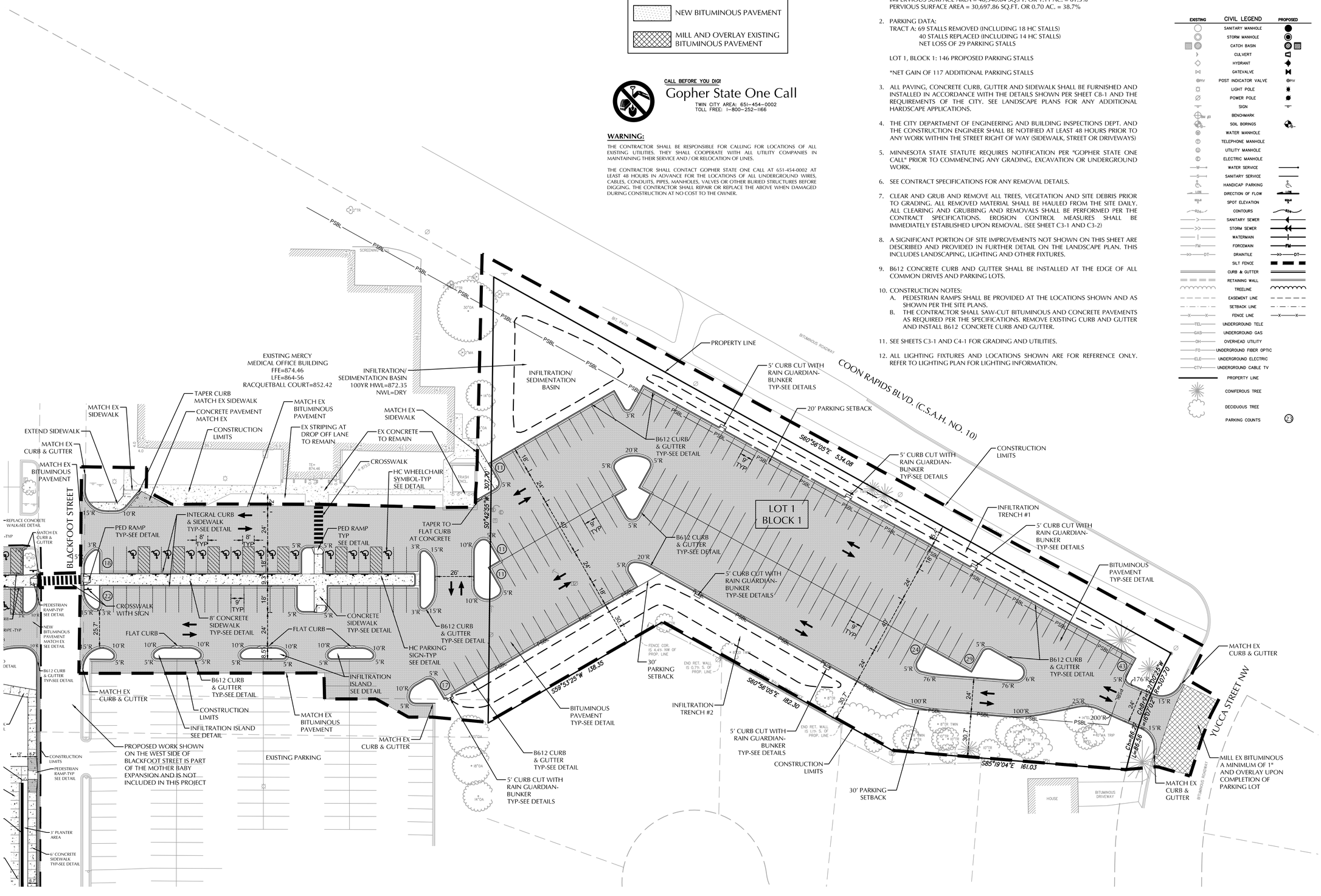
11. SEE SHEETS C3-1 AND C4-1 FOR GRADING AND UTILITIES.

12. ALL LIGHTING FIXTURES AND LOCATIONS SHOWN ARE FOR REFERENCE ONLY. REFER TO LIGHTING PLAN FOR LIGHTING INFORMATION.

NORTH

0 30 60
SCALE IN FEET

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATEVALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FORCEMAIN	
	DRAINTILE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	23



Project Name:

MERCY HOSPITAL PARKING LOT EXPANSION

Coon Rapids, Minnesota

Owner/Developer:

Professional Services:

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
Maple Grove, MN 55369
Telephone: (763) 424-5505
www.LoucksAssociates.com

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CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

C2-1-SITE.DWG/Layout1

Submittal:

02-03-14	PRICING SET
02-10-14	PRELIMINARY SITE PLAN REVIEW
02-26-14	PER WATERSHED COMMENTS
03-06-14	PER CITY & WATERSHED COMMENTS

Professional Signature:

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.

Jonathan J. Donovan - PE

44613 — License No.
3-6-14 — Date

Quality Control:

JJD/TWM — Project Lead:
MDC — Drawn By:
Checked By:
Review Date:

Sheet Index:

C1-1	Existing Conditions
C1-2	Demolition Plan
C2-1	Site Plan
C3-1	Grading and Drainage Plan
C3-2	Storm Water Pollution Prevention Plan
C4-1	Utility Plan
C6-1	Preliminary Plat
C8-1	Civil Details
C8-2	Civil Details
L1-1	Landscape Plan

Sheet Title:

SITE PLAN

Project No.:

13194F

Sheet No.:

C2-1

Plotted: 03 /06 / 2014 3:33 PM W:\2013\13194\CADD DATA\CIVIL_dwg Sheet Files\Parking Expan

CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

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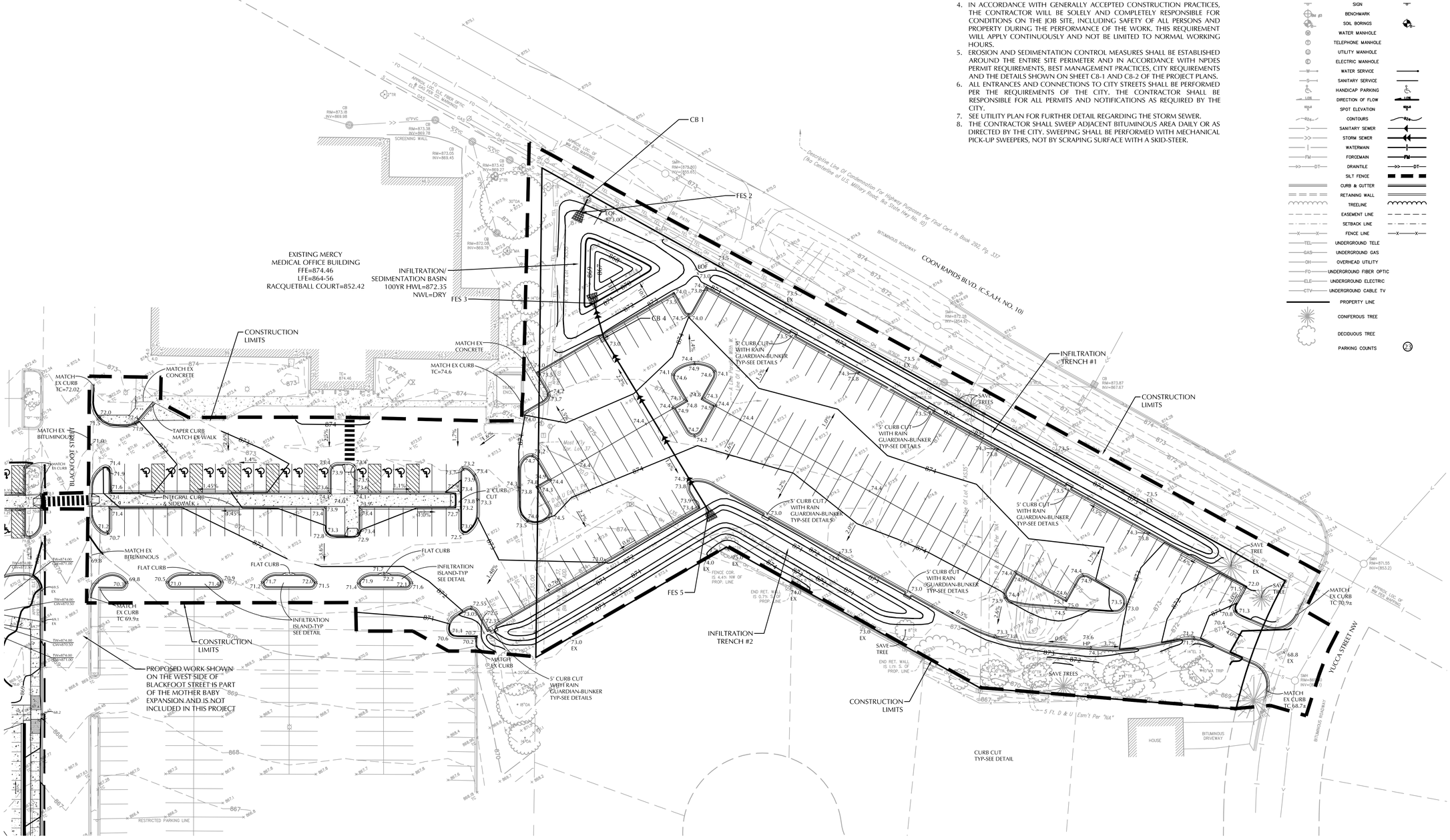
GRADING, DRAINAGE & EROSION CONTROL NOTES

1. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 6 INCHES OF TOP SOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED BY THE CONTRACTOR UNTIL THE SOD OR SEED IS GROWING IN A HEALTHY MANNER.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
4. 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 THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON SHEET C3-1 AND C3-2 OF THE PROJECT PLANS.
6. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED BY THE CITY.
7. SEE UTILITY PLAN FOR FURTHER DETAIL REGARDING THE STORM SEWER.
8. THE CONTRACTOR SHALL SWEEP ADJACENT BITUMINOUS AREA DAILY OR AS DIRECTED BY THE CITY. SWEEPING SHALL BE PERFORMED WITH MECHANICAL PICK-UP SWEEPERS, NOT BY SCRAPING SURFACE WITH A SKID-STEER.



NORTH

SCALE 0 30 60 IN FEET

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATEVALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FORCEMAIN	
	DRAINTILE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	

Project Name:

MERCY HOSPITAL PARKING LOT EXPANSION

Coon Rapids, Minnesota

Owner/Developer:

Professional Services:

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
Maple Grove, MN 55369
Telephone: (763) 424-5505
www.LoucksAssociates.com

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C3-1-GRADING.DWG/Layout1

Submittal:

02-03-14	PRICING SET
02-10-14	PRELIMINARY SITE PLAN REVIEW
02-26-14	PER WATERSHED COMMENTS
03-06-14	PER CITY & WATERSHED COMMENTS

Professional Signature:

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.

Jonathan J. Donovan - PE

44613 — License No.
3-6-14 — Date

Quality Control:

JJD/TWM — Project Lead:
MDC — Drawn By:
Checked By:
Review Date:

Sheet Index:

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C1-2	Demolition Plan
C2-1	Site Plan
C3-1	Grading and Drainage Plan
C3-2	Storm Water Pollution Prevention Plan
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C8-2	Civil Details
L1-1	Landscape Plan

Sheet Title:

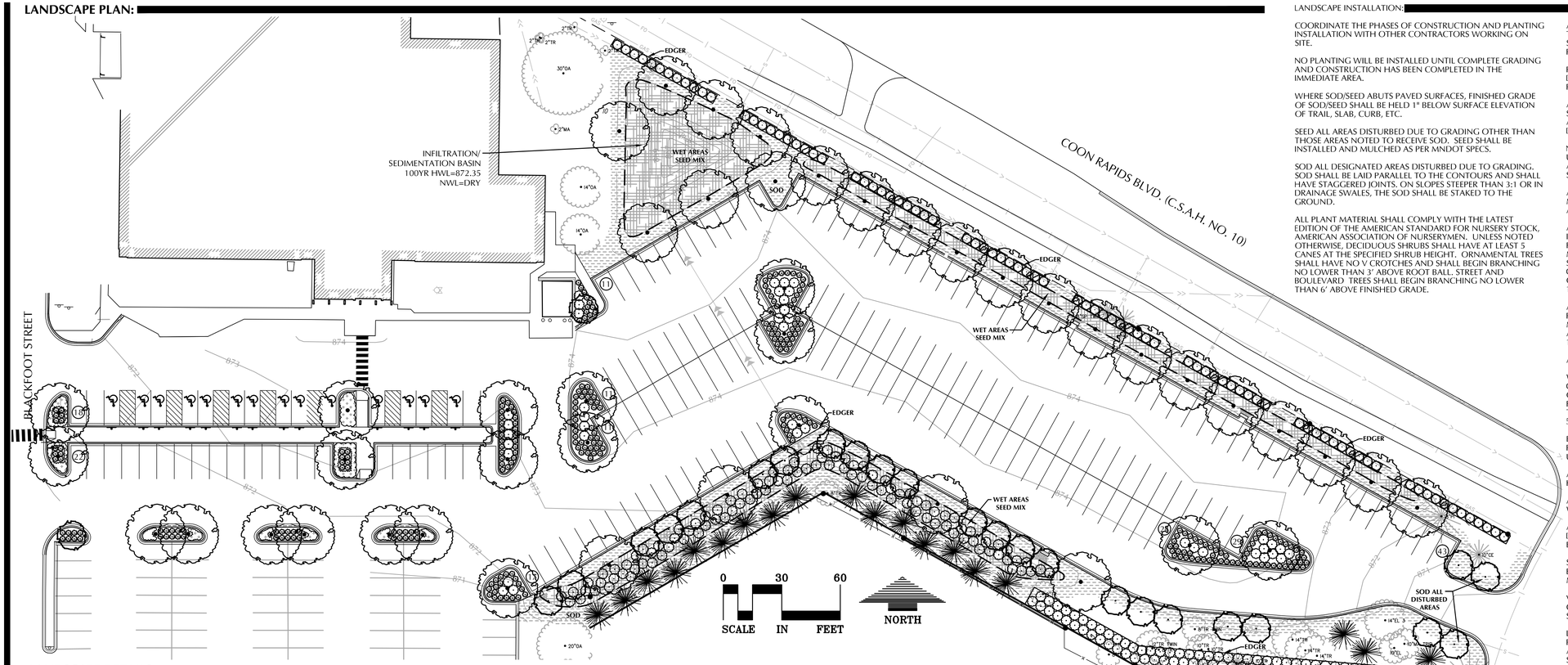
GRADING AND DRAINAGE PLAN

Project No.: 13194F

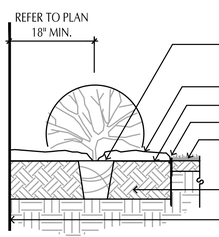
Sheet No.: C3-1

Plotted: 03 /06 / 2014 3:35 PM W:\2013\13194\CADD DATA\CIVIL_dwg Sheet Files\Parking Expan

LANDSCAPE PLAN:

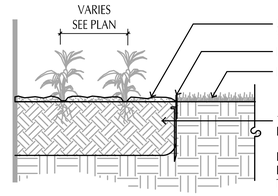


LANDSCAPE DETAILS:



1 L1-1 SHRUB PLANTING DETAIL

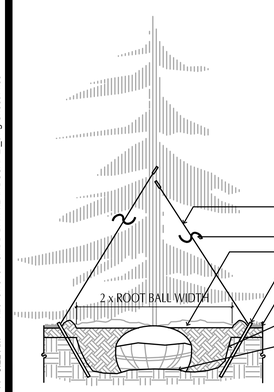
SCALE: 3/4" = 1'-0"



2 L1-1 PERENNIAL PLANTING

SCALE: 3/4" = 1'-0"

PerennialL.Dwg



THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES

PRUNE ANY DAMAGED BRANCHES AFTER PLANTING IS COMPLETE.

REMOVE ALL FLAGGING AND LABELING FROM TREE.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

16"x2" POLYPROPYLENE OR POLYETHYLENE STRAP

SAFETY FLAGGING - ONE PER WIRE

MULCH - 4" DEEP - PER SPECS. MULCH MUST NOT BE IN CONTACT WITH TRUNK.

WOOD STAKE (OPTIONAL)

EDGE VARIES - SEE PLAN

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

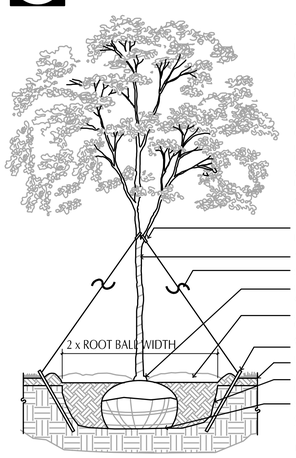
ROOT BALL SET ON MOUNDED SUBGRADE

CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

3 L1-1 CONIFEROUS TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"

Coniferous Tree.DWG



THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES

PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.

CUT BACK WIRE BASKET

REMOVE ALL FLAGGING AND LABELING FROM TREE.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

16"x2" POLYPROPYLENE OR POLYETHYLENE STRAP

TREE WRAP TO FIRST BRANCH

SAFETY FLAGGING - ONE PER WIRE

ROOT FLARE EVEN WITH OR JUST ABOVE GRADE.

MULCH - 4" DEEP. NO MULCH IN CONTACT WITH TRUNK - SEE SPECS.

WOOD STAKE (OPTIONAL)

EDGE VARIES - SEE PLAN

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

SET PLANT ON UNDISTURBED NATIVE SOIL

CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

4 L1-1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"

Deciduous Tree.DWG

PLANT PALETTE:

SYMBOL	PLANT TYPE / POTENTIAL SPECIES LIST
	DECIDUOUS SHADE TREES - 2.5" CAL. RED SUNSET MAPLE Acer rubrum 'Franksred' LITTLELEAF LINDEN Tilia cordata BICOLOR OAK Quercus bicolor RIVER BIRCH Betula nigra SKYLINE HONEYLOCUST Gleditsia triacanthos var. inermis 'Skycole'
	ORNAMENTAL TREES - 1.5" CAL. AUTUMN BRILLIANCE SERVICEBERRY Amelanchier x grandiflora 'Autumn Brilliance' THORNLESS COCKSPUR HAWTHORN Crataegus crusgalli 'Inermis' FOX VALLEY BIRCH Betula nigra 'Little King' FLOWERING CRABAPPLE Malus spp. JAPANESE TREE LILAC Syringa reticulata
	CONIFEROUS TREES - 6' HT. BLACK HILLS SPRUCE Picea glauca 'Densata' AUSTRIAN PINE Pinus nigra
	CONIFEROUS SHRUBS - #2 POT MINT JULEP JUNIPER Juniperis chinensis 'Monlep' TAUNTON SPREADING YEW Taxus x media 'Taunton'
	DECIDUOUS SHRUBS - #2 POT DWARF BURNING BUSH Diervilla lonicera ALLEMAN'S COMPACT DOGWOOD Cornus sericea 'Alleman's Compact' COMPACT AMERICAN VIBURNUM Viburnum trilobum 'Bailey Compact' BLACK CHOKEBERRY Aronia melanocarpa elata CENTER GLOW NINEBARK Physocarpus opulifolius 'Center Glow' SPIREA Spirea spp.
	PERENNIALS - #1 POT BLACK EYED SUSAN Rudbeckia hirta 'Goldstrum' SEDUM Sedum spp. DAYLILY Hemerocallis sp. NEW ENGLAND ASTER Aster novae-angliae
	KARL FOERSTER GRASS Calamagrostis acutiflora 'Karl Foerster' LITTLE BLUESTEM Schizachryium scoparium

LANDSCAPE INSTALLATION:

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING OF PLANT MATERIAL PRIOR TO ANY AND ALL DIGGING.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL. OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ PER 2.5" CALIPER PER TREE AND 6 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER.

ALL TREES TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURES RECOMMENDATIONS UNDER ALL MULCHED AREAS.

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

REPRODUCIBLE AS-BUILT DRAWING(S) OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND FALL DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

LANDSCAPE REQUIREMENTS:

2 TREES PER PARKING LOT ISLAND.

1 TREE PER 25 FT. ALONG COON RAPIDS BLVD.
COON RAPIDS BLVD FRONTAGE = 530'
REQUIRED = 21 PROPOSED = 17 EXISTING = 4

OPEN YARD AREA = 18,800 SF.
1 OVERSTORY TREE PER 3,000 SF. OF OPEN SPACE.
REQUIRED = 7 PROPOSED = 7
1 ORNAMENTAL TREE PER 1,500 SF OF OPEN SPACE.
REQUIRED = 13 PROPOSED = 13
1 EVERGREEN TREE PER 3,000 SF. OF OPEN SPACE.
REQUIRED = 7 PROPOSED = 7
1 SHRUB PER 250 SF. OF OPEN SPACE.
REQUIRED = 75 PROPOSED = 118

BUFFERYARD = 120 UNITS PER 100 FT. OF PROPERTY LINE.
PROPERTY LINE ADJOINING RESIDENTIAL = 482 FT.
579 UNITS REQUIRED. MAX ½ UNITS PER PLANT TYPE.
OVERSTORY TREE = 10 UNITS
REQUIRED = 19 PROPOSED = 3 EXISTING = 16
CONIFEROUS/ORNAMENTAL TREE = 8 UNITS
REQUIRED = 24 PROPOSED = 23 EXISTING = 1
SHRUBS = 1 UNIT
REQUIRED = 193 PROPOSED = 193

GROUNDCOVER NOTES:

SOD

WET AREAS SEED MIX. 2010 BWSR SEED MIX #33-261. APPLY AT 35 lbs/ac.

Project Name:

MERCY HOSPITAL PARKING LOT EXPANSION

Coon Rapids, Minnesota

Owner/Developer:

Professional Services:

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PARKING EXPANSION L1-1.DWG/Layout1

02-03-14	PRICING SET
02-10-14	PRELIMINARY SITE PLAN REVIEW
02-26-14	PER WATERSHED COMMENTS
03-06-14	PER CITY & WATERSHED COMMENTS

Professional Signature:

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 Landscape Architect under the laws of the State of Minnesota.

Paul Kangas - LA

26017 — License No.
3-6-14 — Date

Quality Control:

Project Lead: PAK
Drawn By: PAK
Checked By: PAK
Review Date:

C1-1	Existing Conditions
C1-2	Demolition Plan
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Sheet Title:

LANDSCAPE PLAN

Project No.: 13194F

Sheet No.: L1-1

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Planning Commission Regular **3.**

Meeting Date: 03/20/2014

Subject: PC 14-06 Preliminary Plat, Mercy Hospital Addition, Coon Rapids Boulevard and Yucca Street, Mercy hospital

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting preliminary plat approval for Mercy Hospital Addition. The proposal is a replat of five existing lots into one lot.

ACTIONS

Conduct of public hearing
Recommendation by Planning Commission
Decision City Council on: April 1

60 DAY RULE

The applicant submitted this application on: February 10, 2014

To comply with the requirements of Minnesota Statute, the City must approve or deny the application by: June 10, 2014

LOCATION

The property is located on the south side of Coon Rapids Boulevard, west of Yucca Street.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant and existing parking	Commercial Mixed Use	PORT and River Rapids Overlay
North	Coon Rapids Boulevard	Commercial Mixed Use	PORT and River Rapids Overlay
South	Single Family Homes	Low Density Residential	Low Density Residential 2
East	Yucca Street and well house	Utilities	PORT and River Rapids Overlay
West	Office Building and Hospital	Commercial Mixed Use	PORT and River Rapids Overlay

DISCUSSION

Analysis

The subject property is 1.82 acres in size and has frontage on Coon Rapids Boulevard and Yucca Street. The plat is being proposed in conjunction with a site plan application and conditional use permit for a parking lot. The plat includes five lots and plats them as one lot.
The parcel meets the dimensional requirements of the PORT district.

Park Dedication

The requirement for park dedication is found in the Subdivision Regulations. The intent of park dedication is to offset the additional demand on park facilities that result from new development triggered by the subdivision. A typical subdivision creates new lots and therefore opportunities for new development. In this case, the applicant is not creating new lots; they are actually re-platting the property to reduce the number of lots. There will be no new development opportunities that result from this plat; the parking lot project is proposed separately from the re-plat and the re-plat is not for the purpose of subdividing or creating separate, buildable lots. Staff is recommending that park dedication not be a condition of approval for this plat.

Existing Easements

There are several existing drainage and utility easements that are being vacated. These easements are no longer needed and should be replaced with appropriate easements on the new plat.

RECOMMENDATION

In Planning Case 14-06, the Planning Commission recommend approval the preliminary plat for Mercy Hospital Addition with the following conditions:

1. All comments of the City Engineer be addressed.
2. All comments of Anoka County Highway Department be addressed.
3. The drainage and utility easements noted on the prleiminary plat must be vacated and replaced with appropriate easements per the City Engineer.

Attachments

Locatiion Map

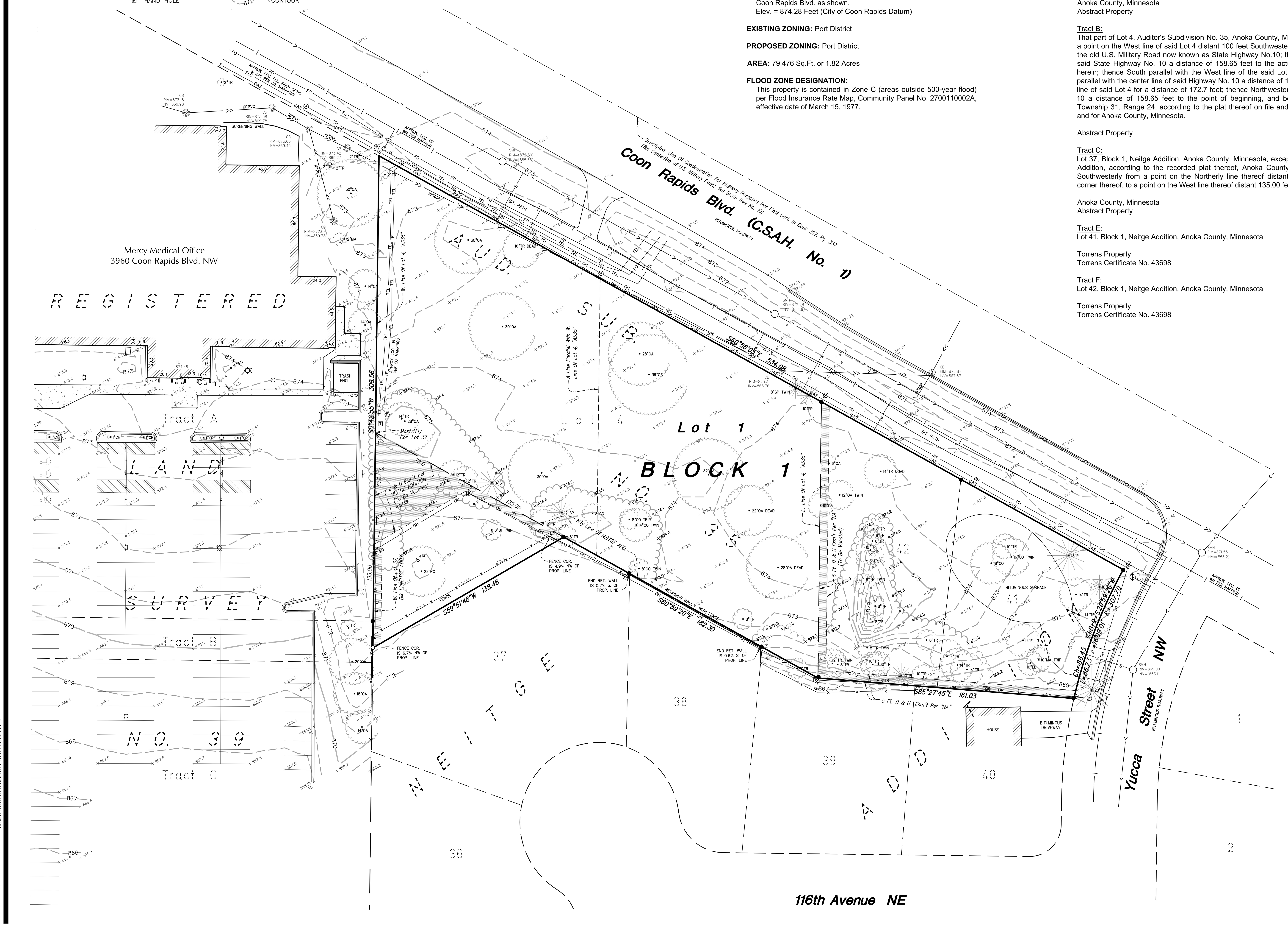
Preliminary Plat

Location Map

Preliminary Plat Of: MERCY HOSPITAL ADDITION

SURVEY LEGEND

AS	ASH		CATCH BASIN		STORM SEWER
BA	BASSWOOD		STORM MANHOLE		SANITARY SEWER
OA	OAK		SANITARY MANHOLE		WATERMAIN
PI	PINE		WATER MANHOLE		SANITARY SEWER SERVICE
SP	SPRUCE		HYDRANT		WATER SERVICE
TC	TOP OF CURB		GATE VALVE	ELE	UNDERGROUND ELECTRIC
TE	ELEV. @ THRESHOLD		LIGHT POLE	GAS	UNDERGROUND GAS
TW	TOP OF WALL		SIGN	TEL	UNDERGROUND TELEPHONE
	CONIFEROUS TREE	972.5	SPOT ELEVATION	FO	UNDERGROUND FIBER OPTIC
	DECIDUOUS TREE		A/C UNIT		CHAIN LINK FENCE
			ELECTRIC TRANSFORMER		CONCRETE CURB
			UTILITY MANHOLE		CONCRETE
			HAND HOLE	872	CONTOUR



PRELIMINARY PLAT GENERAL NOTES

SURVEYOR:
Loucks Associates, Inc.
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
Mercy Hospital
4050 Coon Rapids Blvd.
Coon Rapids, MN 55433
763-236-8135

DATE OF PREPARATION: February 2014

BENCHMARK:
Top nut of hydrant located at the intersection of Yucca St. NW and Coon Rapids Blvd. as shown.
Elev. = 874.28 Feet (City of Coon Rapids Datum)

EXISTING ZONING: Port District

PROPOSED ZONING: Port District

AREA: 79,476 Sq.Ft. or 1.82 Acres

FLOOD ZONE DESIGNATION:
This property is contained in Zone C (areas outside 500-year flood) per Flood Insurance Rate Map, Community Panel No. 2700110002A, effective date of March 15, 1977.

LEGAL DESCRIPTION:

Tract A:

That part of Lot 4, Auditor's Subdivision Number 35, being a portion of Government Lot 1, Section 17, Township 31, Range 24, Anoka County, Minnesota, described as follows: Beginning at a point on the West line of said Lot 4 distant 100 feet Southwesterly measured at right angles from the center line of the old U.S. Military Road now known as State Highway No. 10; thence Southeasterly parallel with the center line of said Highway No. 10 a distance of 158.65 feet; thence South parallel with the West line of said Lot 4 a distance of 172.7 feet; thence Northwesterly parallel with the center line of said Highway No. 10 a distance of 158.65 feet to the West line of said Lot 4; thence North along the said West line of said Lot 4 a distance of 172.7 feet to the point of beginning.

Anoka County, Minnesota
Abstract Property

Tract B:

That part of Lot 4, Auditor's Subdivision No. 35, Anoka County, Minnesota, that is described as follows: Beginning at a point on the West line of said Lot 4 distant 100 feet Southwesterly measured at right angles from the center line of the old U.S. Military Road now known as State Highway No.10; thence Southeasterly parallel with the center line of said State Highway No. 10 a distance of 158.65 feet to the actual point of beginning of the land to be conveyed herein; thence South parallel with the West line of the said Lot 4 a distance of 172.7 feet; thence Southeasterly parallel with the center line of said Highway No. 10 a distance of 158.65 feet; thence North and parallel with the West line of said Lot 4 for a distance of 172.7 feet; thence Northwesterly parallel with the center line of said Highway No. 10 a distance of 158.65 feet to the point of beginning, and being a portion of Government Lot 1, Section 17, Township 31, Range 24, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota.

Abstract Property

Tract C:

Lot 37, Block 1, Neitge Addition, Anoka County, Minnesota, excepting therefrom that part for Lot 37, Block 1, Neitge Addition, according to the recorded plat thereof, Anoka County, Minnesota, lying Southeasterly of a line drawn Southwesterly from a point on the Northerly line thereof distant 135.00 feet Southeasterly of the most Northerly corner thereof, to a point on the West line thereof distant 135.00 feet Southerly of the most Northerly corner thereof.

Anoka County, Minnesota
Abstract Property

Tract E:
Lot 41, Block 1, Neitge Addition, Anoka County, Minnesota.

Torrens Property
Torrens Certificate No. 43698

Tract F:
Lot 42, Block 1, Neitge Addition, Anoka County, Minnesota.

Torrens Property
Torrens Certificate No. 43698

N

0 30
SCALE IN FEET

○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 26724"

● DENOTES IRON MONUMENT FOUND

"NA" DENOTES PER PLAT OF NEITGE ADD.

"AS35" DENOTES PER AUD. SUB. NO. 35

(INFO) DENOTES INFORMATION AS SHOWN ON CITY PLANS. NOT FIELD VERIFIED.

Plotted: 02/10/2014 8:52 AM W:\2013\13194B\CADD DATA\SURVEY

Project Name:

MERCY HOSPITAL PARKING LOT EXPANSION

Coon Rapids, Minnesota

Owner/Developer:

Professional Services:

LOUCKS ASSOCIATES
Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental
7200 Hemlock Lane - Suite 300
Maple Grove, MN 55369
Telephone: (763) 424-5505
www.LoucksAssociates.com

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CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

S13194B-MASTER.DWG/Pre-Plat

02-03-14	PRICING SET
02-10-14	PRELIMINARY SITE PLAN REVIEW

Professional Signature:

I hereby certify that this survey, plan 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.

Richard L. Licht - PLS
26724 — License No.
2-10-14 — Date

Quality Control:

N/A — Project Lead:
SFM — Drawn By:
RLL — Checked By:
Review Date:

Sheet Index:

C1-1	Existing Conditions
C1-2	Demolition Plan
C2-1	Site Plan
C3-1	Grading and Drainage Plan
C3-2	Storm Water Pollution Prevention Plan
C4-1	Utility Plan
C6-1	Preliminary Plat
C8-1	Civil Details
C8-2	Civil Details
L1-1	Landscape Plan

Sheet Title:

PRELIMINARY PLAT

Project No.:

13194F

Sheet No.:

C6-1

Planning Commission Regular **4.**

Meeting Date: 03/20/2014

Subject: PC 14-03 Conditional Use Permit, Restaurant, 11706 Crooked Lake Boulevard, Chanticlear Pizza

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting a conditional use permit for a restaurant.

ACTIONS

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

60 DAY RULE

The applicant submitted this application on: January 30, 2013

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: March 31, 2014

LOCATION

The project is located at the northwest corner of Crooked Lake Boulevard and Northdale Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Shopping center	Neighborhood Commercial	PUD and Neighborhood Commercial
North	Townhouses	Moderate Density Residential	PUD and Moderate Density Residential
South	Northdale Boulevard and American Legion	Office	Office
East	Crooked Lake Boulevard, Single Family Homes and a Well House	Low Density Residential	Low Density Residential 2
West	Twinhomes	Moderate Density Residential	PUD and Moderate Density Residential

DISCUSSION

Background

The applicant is requesting a conditional use permit for a restaurant. The property is zoned PUD with an underlying zoning of Neighborhood Commercial. The center was approved as part of the PUD in 1988. The PUD is silent on the type of uses allowed in the center, with the exception of accessory gasoline sales which was specifically listed as a permitted use. For guidance on permitted and conditional uses in the center, since the underlying zoning is Neighborhood Commercial, staff used the table of uses found in the Neighborhood Commercial District. In that

table restaurants that are more than 25% of the floor area of a center require a conditional use permit, restaurants 25% or less are a permitted use. The applicant's proposal is 33% of the floor area; therefore, a conditional use permit is required.

The applicant will be occupying the eastern end of the center. The space was formally a convenience store with accessory gasoline sales and a retail tenant. The restaurant space is 4,371 square feet and will include a full kitchen, bar area and a total of 109 seats. No outdoor seating is proposed. Chanticlear is currently located in the center but operates a take out and delivery service only

Analysis

Compliance with Conditional Use Permit Standards, Chapter 11-304.3

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

Parking

The site plan includes 67 existing spaces; the applicant is proposing 5 additional spaces. Four spaces will be added when the underground gas tanks are removed and one can be added near the canopy. Typically, parking for a multi-tenant center is based on the retail ratio (1 space per 250 square feet). With 72 parking spaces the center exceeds the required number of spaces based on that formula (12,993 sf/250sf= 52 parking spaces) by 20 spaces. The restaurant will have 109 seats requiring 54 parking spaces.

Peak Demand Parking Comparison

Total # of spaces available	72
Required parking all other tenant spaces (8,622 sf/ 250= 34 spaces)	34
Required # of spaces restaurant (109 seats/2 = 54 spaces)	54
Total available for restaurant	38
Number of spaces short	16

Based on the table, if every business had it's peak demand for parking at the same time, the center would be 16 spaces short. However, in most cases the peak parking demand in shopping centers for each tenant does not occur at the same time, creating an opportunity for shared parking. The peak times for the other tenants in the shopping center do not correspond with the peak time for the restaurant (see attached Tenant Types and Hours of Operation). There are currently two other tenants in the center; the insurance office closes at 5:00 pm and is closed on weekends, and the hair salon closes at 8:00 pm Monday - Thursday and at 5:00 pm on Friday and Saturday. Given the hours of the existing businesses and the opportunity to find new tenants who's hours are compatible with the restaurant, this appears to be a good fit for shared parking.

For a similar situation we can look at the Shops II at Riverdale Commons, located at the corner of 124th Avenue and Riverdale Boulevard. This is a multi-tenant shopping center with a mix of retail, service uses and restaurants. When a new tenant comes in that might generate parking demands above those typically required for retail, such as a restaurant, the property owner will provide a detailed breakdown of how each tenant space is used and the associated parking requirement. This provides the property owner, as well as the city, with a level of comfort regarding parking demands in the center.

There is an opportunity to provide some additional parking on site. Off of the west end of the building there is land available to install approximately 9 parking stalls (see Proof of Parking plan). This could be shown as proof of parking and the spaces installed should parking become a problem. Adding the parking spaces would require an amendment to the PUD.

RECOMMENDATION

In Planning Case 14-03, the Planning Commission approve the conditional use permit with the following conditions:

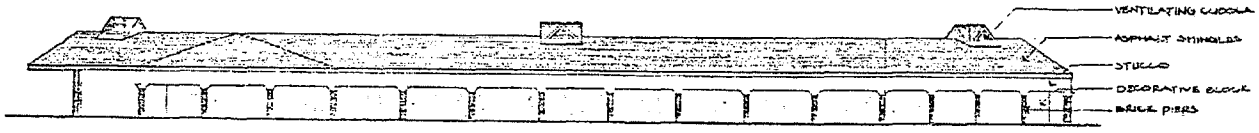
1. Compliance with Title 11.
2. The proof of parking must be installed if parking becomes a problem.

Attachments

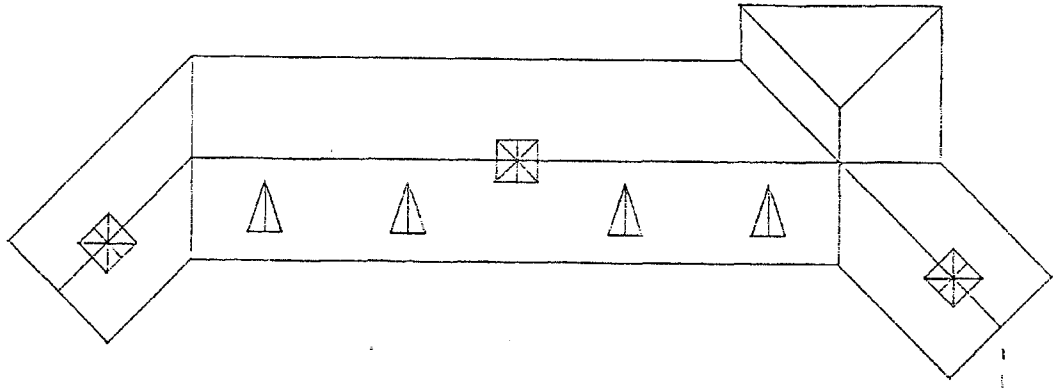
Location Map
Building Plan
Floor Plan
Air Photo of Site
tenant Types and Hours of Operation
Proof of Parking

Location Map

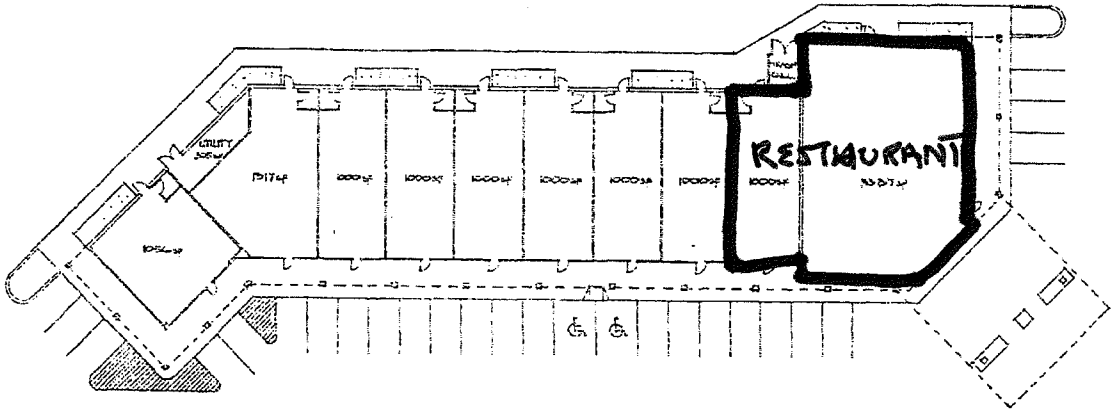
NORTH ELEVATION



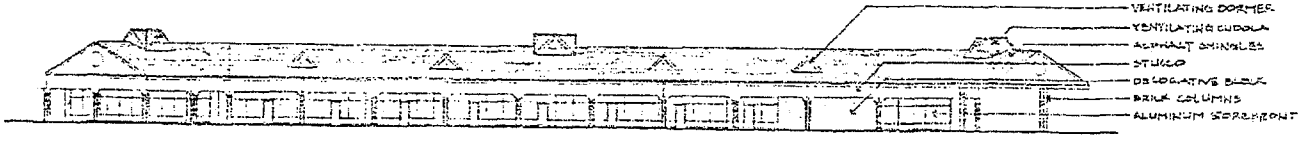
ROOF PLAN



FLOOR PLAN



SOUTH ELEVATION



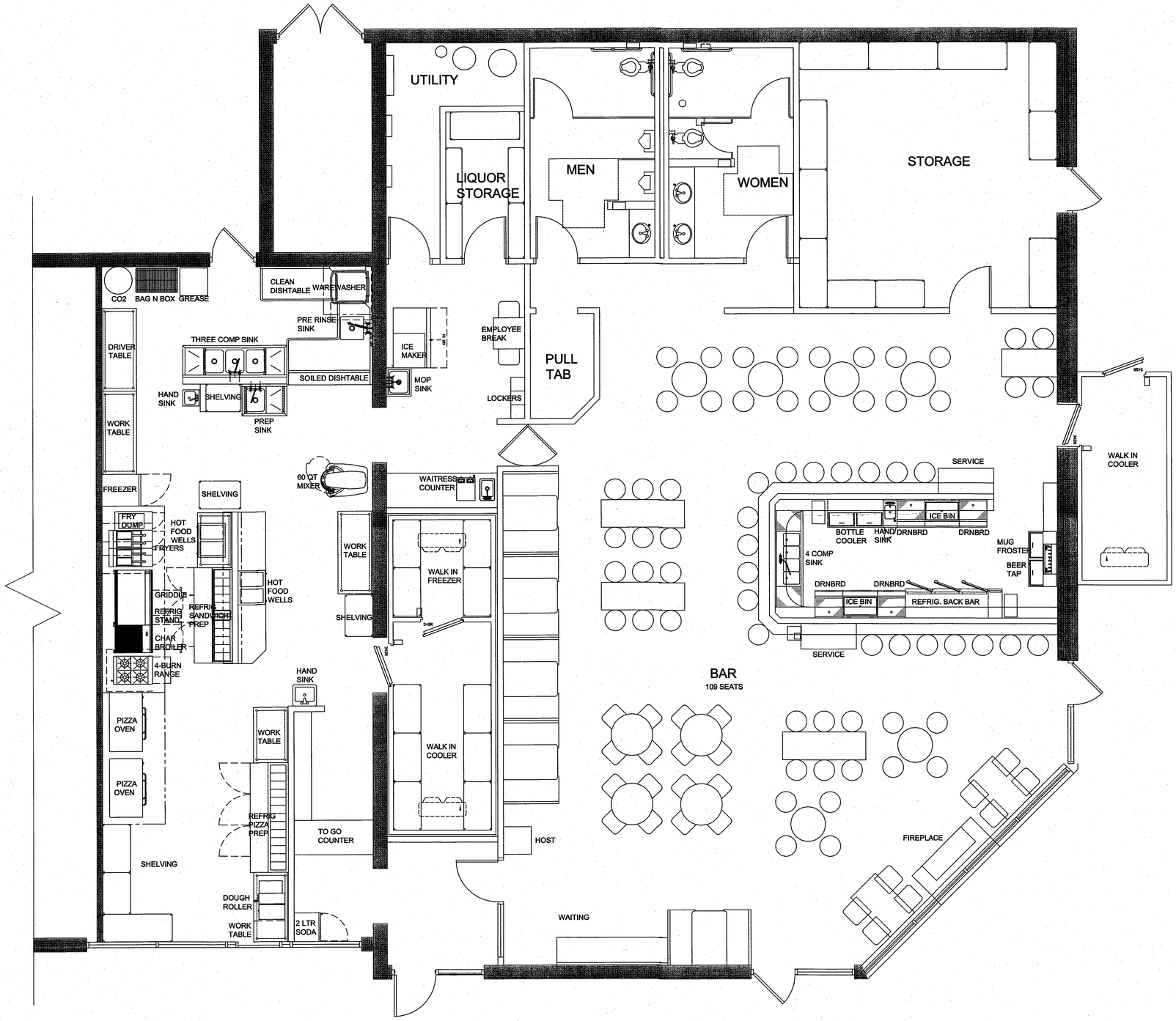
STEVEN ERICKSSON
A.I.A.
Architecture-Planning

NORTHLAKE SHOPPES

DREHER AND ASSOCIATES, Inc.
5275 Edina Industrial Boulevard
Suite 126
Edina Mn. 55435
612-835-3844

DATE 4-11-00
DRAWN BY SE
REVISION

A3


UTILITY
LIQUOR STORAGE
MEN
WOMEN
STORAGE
CO2
BAG N BOX
GREASE
CLEAN DISHTABLE
WARE WASHER
PRE RINSE SINK
THREE COMP SINK
DRIVER TABLE
ICE MAKER
EMPLOYEE BREAK
PULL TAB
SOILED DISHTABLE
MOP SINK
HAND SINK
SHELVING
PREP SINK
LOCKERS
WORK TABLE
WALK IN COOLER
SERVICE
60 QT MIXER
WAITRESS COUNTER
FREEZER
SHELVING
FRY DUMP
HOT FOOD WELLS
FRYERS
ICE BIN
BOTTLE COOLER
HAND SINK
DRNBRD
DRNBRD
MUG FROSTER
4 COMP SINK
BEER TAP
WORK TABLE
WALK IN FREEZER
HOT FOOD WELLS
GRIDDLE
REFRIG STAND
REFRIG SANDWICH PREP
CHAR BROILER
SHELVING
DRNBRD
DRNBRD
ICE BIN
REFRIG. BACK BAR
4-BURN RANGE
SERVICE
HAND SINK
BAR
109 SEATS
PIZZA OVEN
WORK TABLE
WALK IN COOLER
PIZZA OVEN
REFRIG PIZZA PREP
TO GO COUNTER
HOST
FIREPLACE
SHELVING
DOUGH ROLLER
WORK TABLE
2 LTR SODA
WAITING

2857
2853
2845
2847
2811
117TH AVE
11734
11742
11640
NORTHDALE BLVD
N

Northlake Shoppes

Tenant Types and Hours of Operation
(see attached accompanying layout)

2853 Northdale Blvd - 2731 Sq Ft
Dedicated office/retail currently vacant

2841 Northdale Blvd - 2012 Sq Ft
Dedicated retail currently occupied by Kids Kuts Hair Salon
Hours of operation: Mon-Thur. 9 am to 8 pm/ Fri-Sat 9 am to 5 pm/Closed Sun

2835 Northdale Blvd - 1053 Sq Ft
Dedicated retail currently ~~occupied by Chanticlear Pizza~~ VACANT
~~Hours of operation: Sun-Thur. 11 am to 11 pm/Fri-Sat 11 am to 2 am~~

2823 Northdale Blvd - 1820 Sq Ft
Dedicated retail currently ~~occupied by Orange Lily Floral~~ VACANT
~~Hours of operation: Mon-Fri 9am to 5pm~~

2817 Northdale Blvd - 1006 Sq Ft
Dedicated currently occupied by American Family Insurance
Hours of operation: Mon-Fri 9am to 5pm

Chanticlear Pizza Grill Operating Information

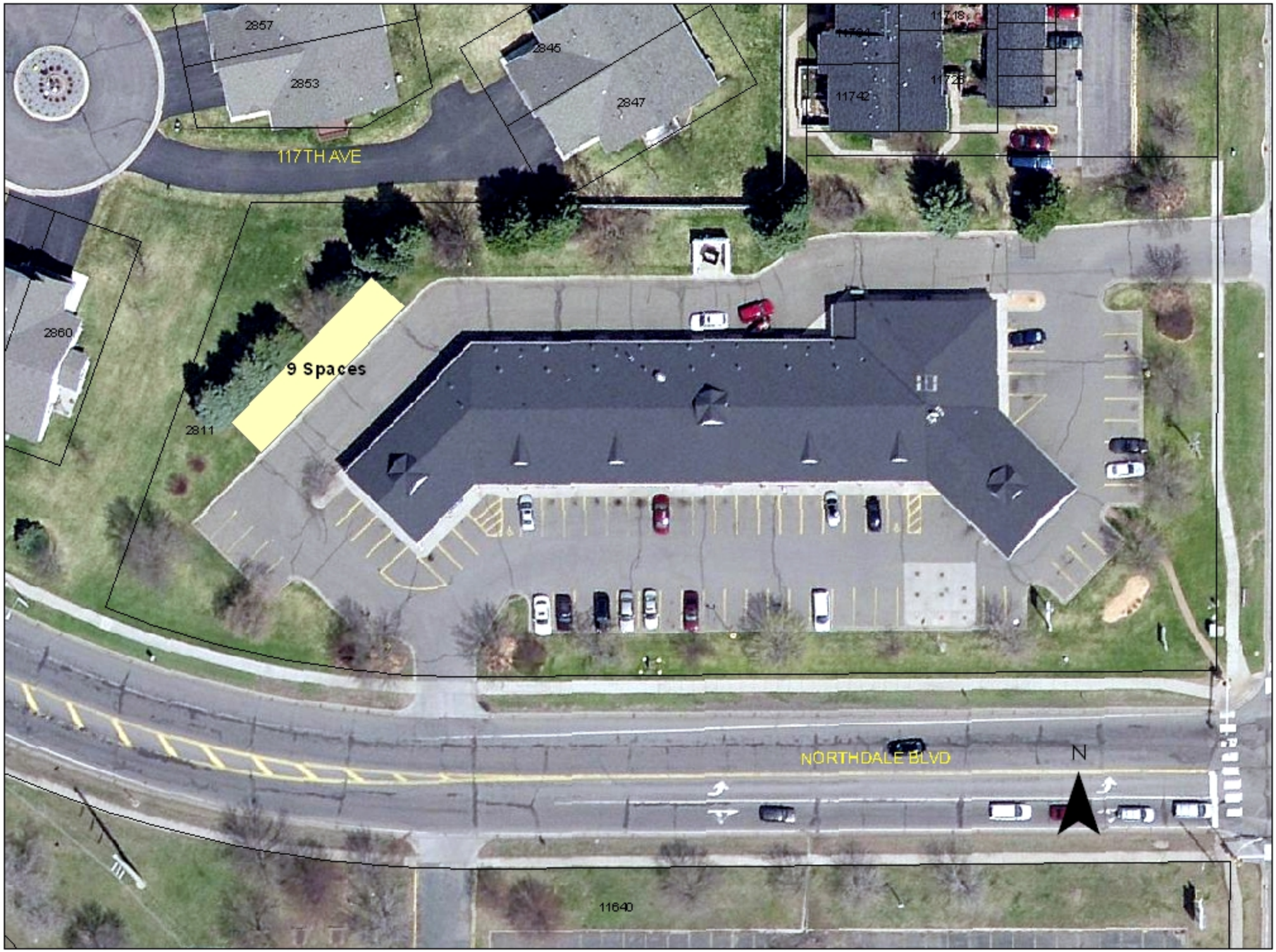
2811 Northdale Blvd and 11706 Crooked Lake Blvd
Dedicated retail to be occupied by Chanticlear Pizza & Grill
Hours of operation: Sun 8 am to 1 pm/Mon-Thu 11 am to 1 am
Fri 11 am to 2 am/Sat 8am-2am

Projected Parking Usage Patterns:

-Monday – Friday Lunch (11:30-1) **Light to Moderate**
-Monday – Friday Happy Hour (3:30-5:30) **Moderate to Busy**
-Saturday – Sunday Breakfast / Lunch (8am-2pm) **Light to Moderate**
-Sunday – Thursday Dinner (5:30-8) **Moderate to Busy**
-Friday – Saturday Dinner (5-9:30) **Busy**

Taking into account the minimum overlap of peak parking needs and hours of operation by the neighboring businesses, we feel that there will be little if any negative impact from our projected daily customers.

Possible Proof of Parking Location



Planning Commission Regular **5.**

Meeting Date: 03/20/2014

Subject: PC14-07, Site Plan approval to allow design flexibility for an overall sign package for Mercy Hospital, 4050 Coon Rapids Blvd

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting design flexibility to implement an overall signage plan for the Mercy Hospital campus. Flexibility with regard to several standards is being requested, specifically for sign area size, for five directional signs, and for height for the monument sign.

ACTIONS

Conduct of public hearing
Recommendation by Planning Commission
Decision City Council on: April1

60 DAY RULE

The applicant submitted this application on: February 24

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: April 25

LOCATION

The hospital is located at 4050 Coon Rapids Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Hospital	Commercial Mixed Use	PORT and River Rapids Overlay
North	Coon Rapids Boulevard and Office Building	Commercial Mixed Use	PORT and River Rapids Overlay
South	Hospital Parking Lot	Commercial Mixed Use	PORT and River Rapids Overlay
East	Office Building	Commercial Mixed Use	PORT and River Rapids Overlay
West	Apartments and Hospital Parking Lot	Commercial Mixed Use and High Density Residential	PORT and River Rapids Overlay and High Density Residential

DISCUSSION

Background

The hospital is updating the existing signage within the hospital complex. The sign package will provide a uniform consistent design throughout the complex that has a modern and high tech appearance. The update includes replacing 15 signs and removing six. The applicant is requesting design flexibility to allow a monument sign that exceeds the maximum height requirement and allow five directional signs that exceed the square footage requirement. The bronze background with white lettering is similar design to the office sign recently approved across the street on the north side of Coon Rapids Boulevard.

The proposed directional signs are not the typical sign on a post. These signs are monument style and are the same design as the larger monument sign along Coon Rapids Boulevard. Sign area for a typical directional sign is measured by taking the square footage of the area around the lettering. However, since these are monument style, the sign area is calculated differently. Sign area for monument signs includes the sign base as well as the lettering, resulting in a much higher number than the traditional sign on a post.

Monument Sign

The maximum height allowed for a monument sign is 10 feet, the applicant is proposing a 15 foot high sign. The sign is 92 square feet in size, the maximum allowed is 100 square feet. The propose sign is replacing two existing signs. One sign is a 17 foot tall pylon sign located along Coon Rapids Boulevard, the other is 10 feet tall and is located near the proposed site of the new sign. The location of the new sign is identified on the site plan as B1.5.

Directional Signs

There are five directional signs that exceed the square footage requirement; two signs are located along Dakotah Street and three are internal to the site, along the main driveway. The signs are the same design as the monument signs. They range in size from 27 square feet to 15 square feet.

Dakotah Street Directional Signs

There are two directional signs along Dakotah Street. One sign is for the Emergency Room and the other is for the ambulance entrance. The Emergency Room sign is 27 square feet and the ambulance sign is 17 square feet. The Emergency Room sign is shown as B2.3 on the site plan and the ambulance entrance is shown as B4.4. These signs are the same design as the larger monument sign.

Internal Directional Signs

There are three internal directional signs located along the main driveway into the hospital. They are the same design as the other signs and are 15 square feet in size. These signs are identified as B4N.6, B4N.8 and B4N.10. It is likely that if these signs were the typical directional sign on a post the information could be displayed in an area less than eight square feet.

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 amount of information that has to be displayed, the applicant is requesting the taller monument sign out front of the hospital. It is essential that traffic coming to the hospital have legible directions to get where they need to go. The sign is replacing two existing signs, one of which is taller than the one being proposed. The sign is setback farther from the street than the taller sign it is replacing. That, along with the fact that the hospital building and skyway provide a backdrop to the sign, will reduce the impact. There will also be 200 square feet of landscaping around the base of the sign.

By granting flexibility for the directional signs, the hospital will be allowed to update the hospital complex signage

in a uniform and consistent manner. The signage will better integrate traffic and direct it to the appropriate locations and are necessary to respond the site's large size. People will see the uniform design of the sign and know that they are within the Mercy Hospital complex.

RECOMMENDATION

In Planning Case 14-07 the Planning Commission recommend approval of the request for design flexibility to allow a 15 foot tall monument sign and five directional signs that exceed eight square feet based on the following findings:

1. The applicant demonstrated that the modification is necessary to respond to site conditions. The large building and the amount of information that has to be displayed creates the need for a tall er sign to ensure that lettering is legible.
2. The larger signs will result in better integration of uses. The signs can better direct traffic into and around the site.
3. The placement of the monument sign further away from Coon Rapids Boulevard and the fact the the hospital building and skyway provide a backdrop for the sign will mitigate potential adverse effects of the taller sign.
4. The uniform design of the signs will help people identify that they are on the Mercy Hospital complex and not an adjacent site.

Attachments

Location Map

Site Plan

Monument Sign

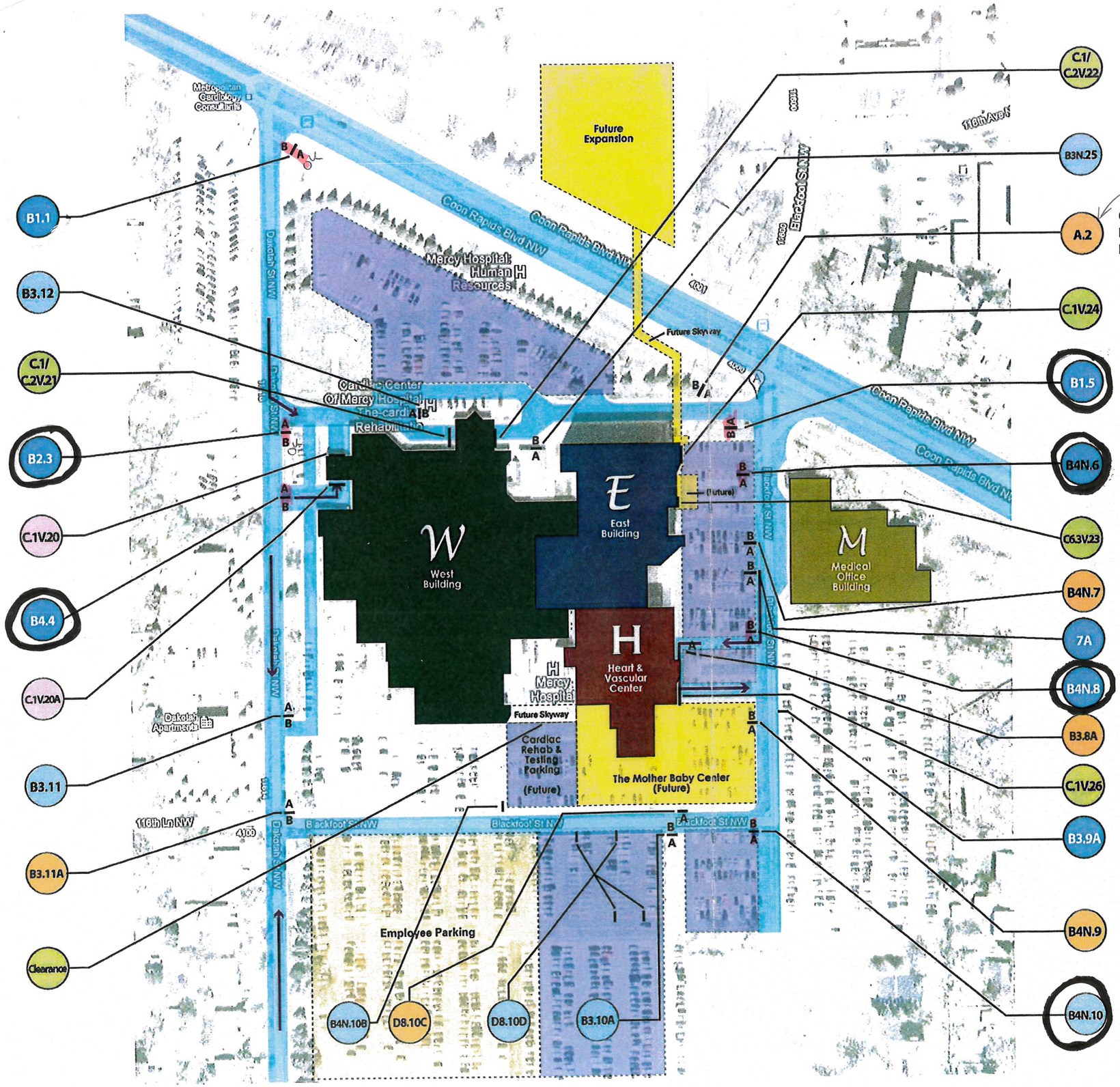
Emergency Room Sign

Ambulance Entrance Sign

Main Driveway Directional Signs

Location Map

Directional / Identification Signage



Removal

SIGNAGE KEY

- = PRIMARY DIRECTIONAL
- = SECONDARY DIRECTIONAL
- = WALL MOUNT IDENTIFICATION
- = REMOVE/OMIT
- = KEEP AS IS
- = FUTURE
- = PARKING

NOTE:

SIDE A = POLE LEFT
SIDE B = POLE RIGHT

(POLES ALWAYS TO BE TOWARD CAMPUS SIDE FOR CONSISTENCY).

REFER TO PHOTO PAGES P1 - P4 FOR DETAILS.

Allina Health
MERCY HOSPITAL

4050 Coon Rapids Blvd.
Coon Rapids, MN 55433

Exterior
Sign Design

VISUAL Communications
475 Cleveland Avenue North
Suite 223
Ivy League Place
Saint Paul
Minnesota
55104

651-644-4494
651-644-4289
www.visualcomm.com

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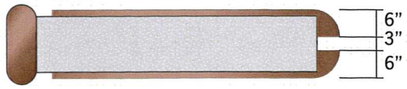
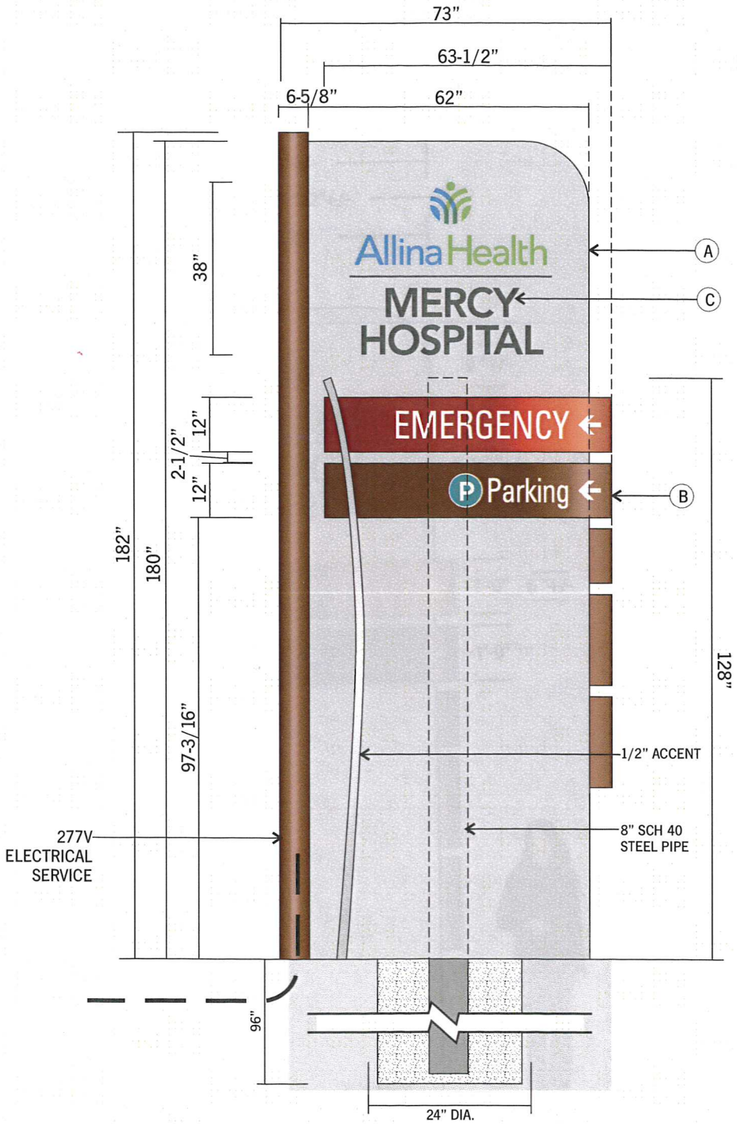
Project: 13.04.06
Date: 07/30/13 cc
08/20/13 jy
09/09/13 nv
09/10/13 nv
09/11/13 nv
10/08/13 nv
10/24/13 nv
11/06/13 nv



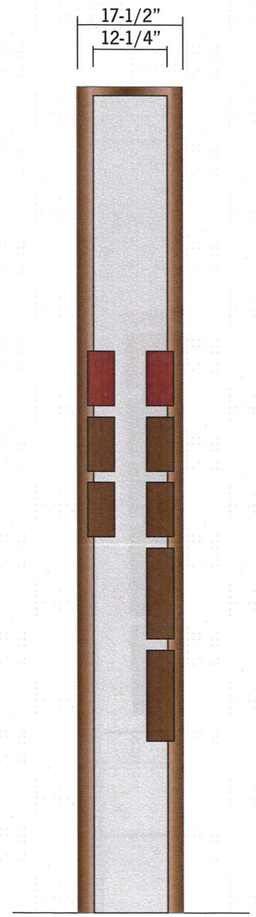
4 **Plan View**

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



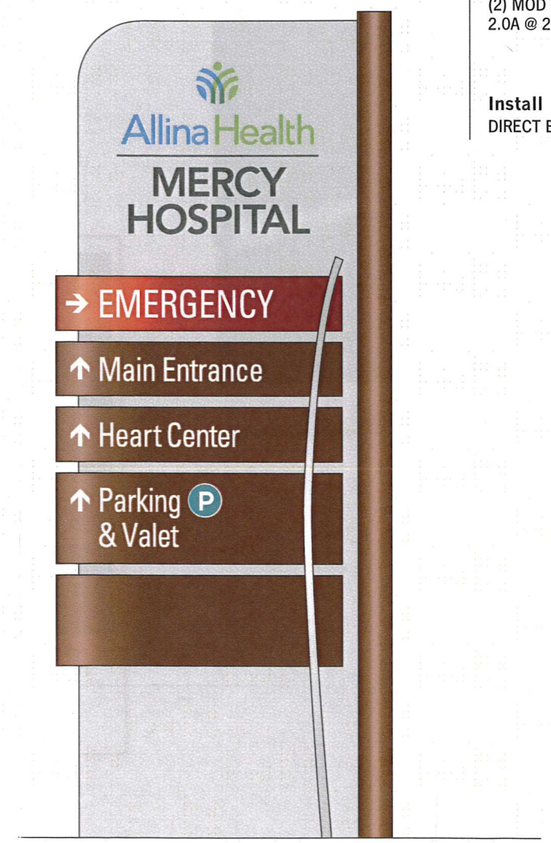
1 **Elevation Side A**

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



2 **End View: Street Side**

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



3 **Elevation Side B**

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

Large Double Face Directional

A Cabinet
FABRICATED ALUMINUM CABINET W/ .125 ALUMINUM FACES
PAINTED MP74935 GREY (PMS 428C)
SUPER SATIN CLEAR - ANTI-GRAFFITI

B Directional Pans
FABRICATED .125 ALUMINUM ROUTED AND BACKED W/
WHITE LEXAN - PAINTED MATTHEWS AZTEC COPPER
- EMERGENCY PANS - FABRICATED ACRYLIC
230-33 RED TRANSLUCENT FACE
RETURNS PAINTED AZTEC COPPER

C Logo
3/8" CLEAR ACRYLIC BACKED W/ WHITE TRANSLUCENT
"ALLINA LOGO" ALLINA STANDARD TRANS. VINYL
"MERCY HOSPITAL" ALLINA STANDARD CUSTOM PERF.

Electrical Requirements
63' WHITE VL PLUS LONG LED MODULES
(2) MOD 60 DRIVERS
2.0A @ 277V

Install
DIRECT EMBED

Project:
Mercy Hospital

Designer: CH
Job Number: 51376-01
Date: 02.03.14

Rev. 1:
Rev. 2:
Rev. 3:
Rev. 4:
Rev. 5:

archetype
9635 Girard Ave S.
Minneapolis, Minnesota 55431

952 641 9600

archetypesign.com

Contact:
Brad Babcock
952 641 9606
bradb@archetypesign.com

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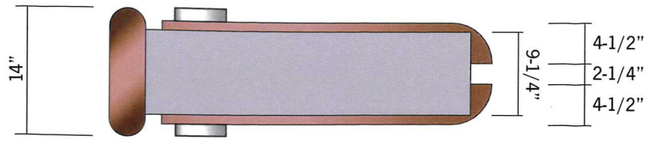
Approved:

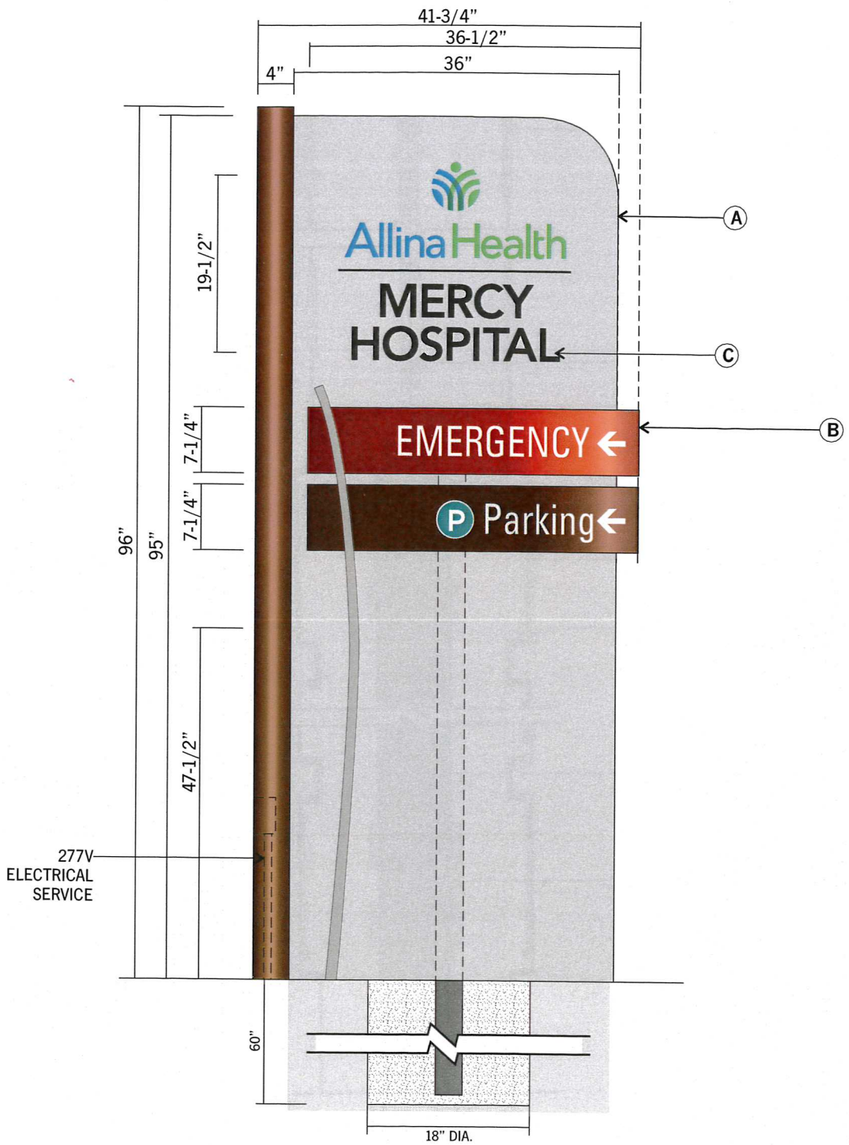
Type: B1.5

Description:
Double Face
Directional - Illuminated



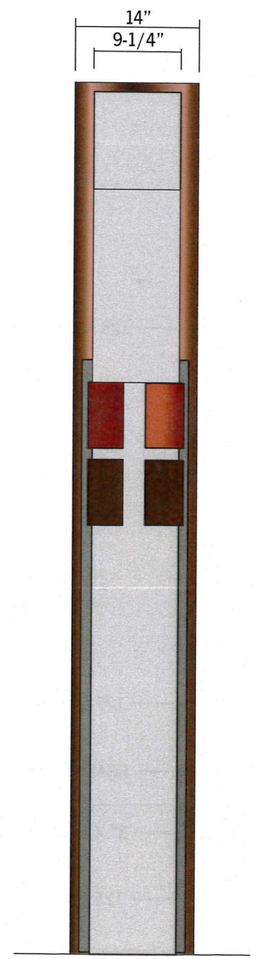
4 **Plan View**

Scale: 3/4"=1'-0"



1 **Elevation Side A**

Scale: 3/4"=1'-0"



2 **End View: Street Side**

Scale: 3/4"=1'-0"

3 **Elevation Side B**

Scale: 3/4"=1'-0"

Medium Double Face Directional

A Cabinet
FABRICATED ALUMINUM PAN
PAINTED MP74935 GREY (PMS 428C)
SUPER SATIN CLEAR - ANTI-GRAFFITI

B Directional Pans
FABRICATED .125 ALUMINUM ROUTED AND BACKED W/
WHITE LEXAN - PAINTED MATTHEWS AZTEC COPPER

C Logo
3/8" CLEAR ACRYLIC BACKED W/ WHITE TRANSLUCENT
"ALLINA LOGO" ALLINA STANDARD TRANS. VINYL
"MERCY HOSPITAL" ALLINA STANDARD CUSTOM PERF.

Electrical Requirements
63' WHITE VL PLUS LONG LED MODULES
(2) MOD 60 DRIVERS
2.0A @ 277V

Install
DIRECT EMBED

Project:
Mercy Hospital

Designer: CH
Job Number: 51376-02
Date: 02.04.14
Rev. 1:
Rev. 2:
Rev. 3:
Rev. 4:
Rev. 5:

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9635 Girard Ave S.
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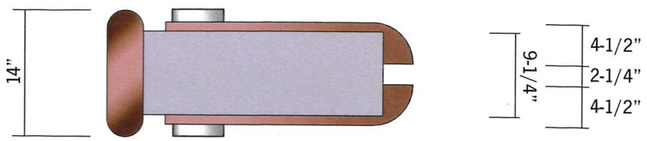
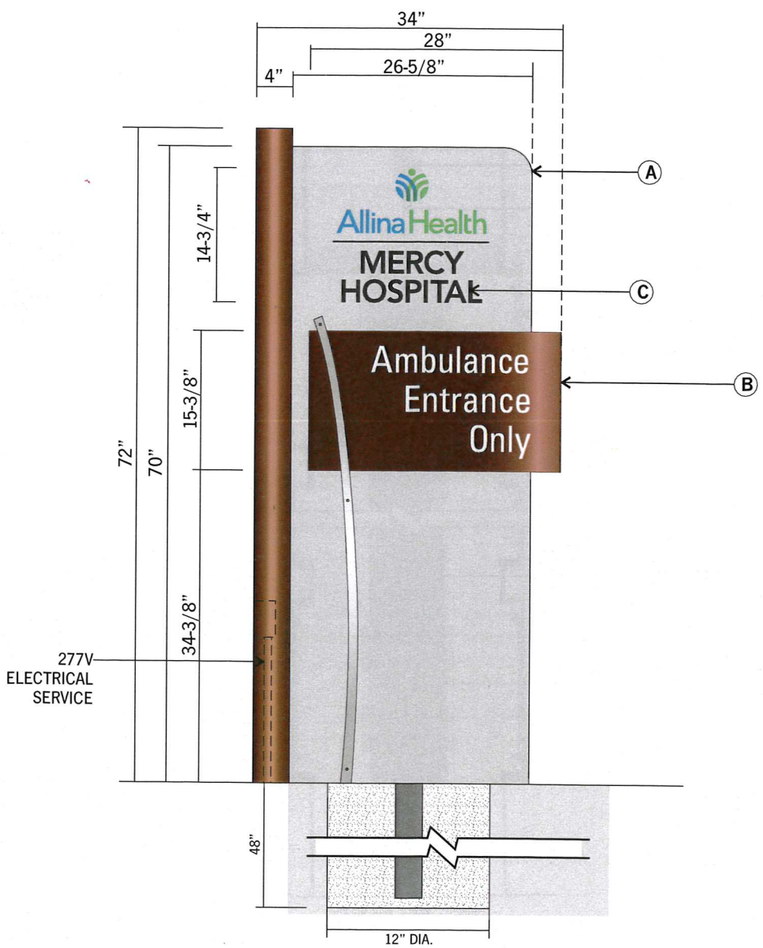
Approved:

Type: B2.3
Description:
Medium Double Face
Directional - Illuminated



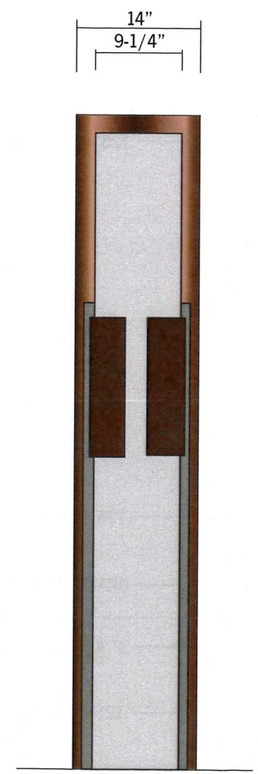
4 **Plan View**

Scale: 3/4"=1'-0"



1 **Elevation Side A**

Scale: 3/4"=1'-0"



2 **End View: Street Side**

Scale: 3/4"=1'-0"

3 **Elevation Side B**

Scale: 3/4"=1'-0"

Medium Double Face Directional

A Cabinet
FABRICATED ALUMINUM PAN
PAINTED MP74935 GREY (PMS 428C)
SUPER SATIN CLEAR - ANTI-GRAFFITI

B Directional Pans
FABRICATED .125 ALUMINUM ROUTED AND BACKED W/
WHITE LEXAN - PAINTED MATTHEWS AZTEC COPPER

C Logo
ROUTED AND BACKED W/ 3/16 2447 ACRYLIC
"ALLINA LOGO" ALLINA STANDARD TRANS. VINYL
"MERCY HOSPITAL" ALLINA STANDARD CUSTOM PERF.

Electrical Requirements
63' WHITE VL PLUS LONG LED MODULES
(2) MOD 60 DRIVERS
2.0A @ 277V

Install
DIRECT EMBED

Project:
Mercy Hospital

Designer: CH
Job Number: 51376-03
Date: 02.04.14

Rev. 1:
Rev. 2:
Rev. 3:
Rev. 4:
Rev. 5:

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Approved:

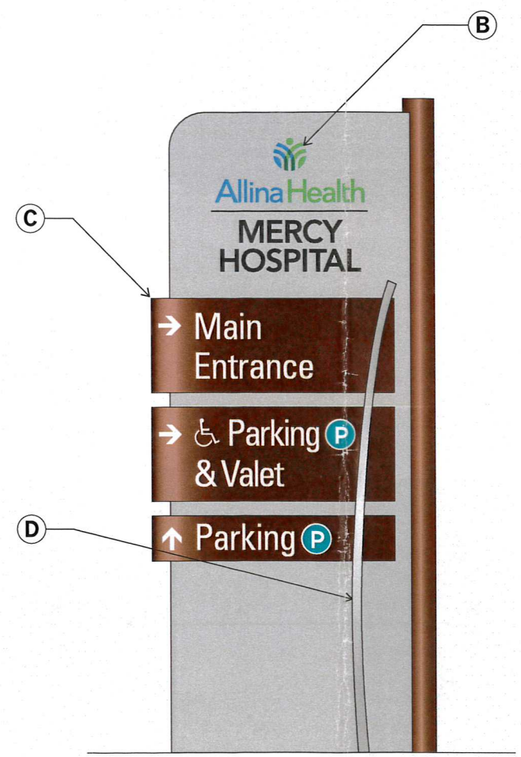
Type: B4.4
Description:
Small Double Face
Directional - Illuminated

3 **Plan View**

Scale: 3/4" = 1'-0"

1 **Elevation**

Scale: 3/4" = 1'-0"



2 **Elevation**

Scale: 3/4" = 1'-0"

D/F Small Non-Illum. Directional

A Cabinet Body
.125 ALUMINUM SKIN W/ ALUMINUM CHANNEL
BODY PAINTED MP74935 GREY
TUBE PAINTED MATTHEWS AZTEC COPPER
CAPPED TOP
SUPER SATIN ANTI-GRAFITTI CLEAR COAT

B Logo
ALLINA STANDARD 3M CUSTOM VINYL

C Directional Panel
FABRICATED ALUMINUM ROLLED PANEL
PAINTED MATTHEWS AZTEC COPPER W/
280-10 WHITE REFLECTIVE COPY

D Accent Bar
1/2" ALUMINUM BAR
PAINTED BRUSHED ALUMNIUM
VHB TAPE TO DIRECTIONAL PANEL

Install
DIRECT EMBED

Project:
Mercy Hospital
Coon Rapids, MN

Designer: CH
Job Number: 51376-04
Date: 01.21.14
Rev. 1:
Rev. 2:
Rev. 3:
Rev. 4:
Rev. 5:

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Approved:

Type: B4.N
Description:
Small Directional
Non-Illuminated