

Narrative for Comprehensive Plan Amendment and Zone Change

Approximately 2.65 acres at 3551, 3541, 3525 and 3531 Coon Rapids Boulevard

And Contiguous, Unassigned Lot on 115th LN NW

The proposal is to change the existing variety of zonings and uses on 5 lots to High Density Residential for the purpose of developing a multi-unit residential project. The proposed development is in the River Rapids Overlay District, between Port Wellness and Port Campus Square. It has been designated by the City as a redevelopment area.

The five lots proposed to be combined into one currently contain a vacuum repair business run out of a house, a single family home property that is arrears in property tax payments, the vacated Pederson Floral and Greenhouses buildings, and a vacant lot behind 3525 Coon Rapids Blvd also owned by the Pederson family. The two house lots are currently zoned and guided "Office". The two lots containing the buildings of the former Pederson business are currently zoned and guided "General Commercial", and the vacant Pederson lot behind 3525 Coon Rapids Blvd is zoned and guided Moderate Density Residential.

The Pederson property was guided for High Density Residential use in the Coon Rapids 2030 Comprehensive Land Use Plan adopted in 2009. It was subsequently changed back to its previous General Commercial land use so as to not cause the then existing business to be a non-conforming use. That business is no longer in operation and no other commercial uses have shown an interest in the Pederson site. In addition, economic conditions and the size of the two house lots guided for Office make it unlikely that those properties will support an economically feasible office development.

All of the current property owners have agreed with the proposed land use change.

Changing to High Density Residential is consistent with the Goals, Objectives and Policies laid out in the Coon Rapids Comprehensive Plan, including:

Chapter 2 – Land Use:

- Goal #6: Improve the appearance and function of Coon Rapids Boulevard, ensuring that it gradually **redevelops with a variety of housing types**, supporting commercial uses, and urban design amenities.
- Objective 6-1: To curb the spread of blighting characteristics along Coon Rapids Boulevard and eliminate underutilized land and obsolete land uses.
- Objective 6-2: **To increase the number of housing units** and bolster the market for neighborhood commercial development along Coon Rapids Boulevard.
- Policy 6-1: Continue to concentrate commercial uses in existing commercial nodes, including the PORTs, and **encourage the transition of commercial properties in between the nodes to residential use.**

Chapter 4 – Housing:

- Goal #2: Housing Variety – A variety of housing types and designs to allow all people a **housing choice.**

- Policy 2-1: The City will continue development management approaches which **encourage a wide variety of housing types and ownership and rental options.**
- Policy 2-4: The city will identify **underused non-residential sites that may be suitable for higher density residential use.**
- 2.5: The City will **designate infill areas and redevelopment sites along major streets and adjacent to commercial or other high activity areas for townhouse and/or apartment type uses.**