



V I S I O N B A N K

March 27, 2015

Scott Harlicker, City Planner  
City of Coon Rapids  
Department of Community Development  
11155 Robinson Drive  
Coon Rapids, MN 55433

**RE: 1005 Coon Rapids Blvd NW Comprehensive Plan Amendment**

Dear Mr. Harlicker,

This letter is to document and request a change in zoning for the above referenced property from LDR2 to MDR. It is believed that the times and conditions have changed to the extent that the current zoning does not allow a better use of the property that will benefit the City or balance of the Community environment.

The property had previously been used for a number of years as housing for chemically dependent individuals who were in need of a sober-living facility. This also included homeless ex-offenders who were attempting to integrate back into the community. In the fourth quarter of 2014, the rental license that was used to operate the property was not renewed by the City due to violations. While there were many building violations, it is believed the management's operating violations were the larger issue.

When this occurred, the Bank met with City employees to discuss the property and its potential future. The general feeling from the City perceived by the Bank was that this property and its historical uses were not looked upon favorably and the City is not interested in the property continuing with a similar use.

The property has since been vacant and has had interest from other parties to purchase. Currently, there is Letter of Intent to Purchase on the property and the potential buyer is working with their architects and contractors and has been in contact with the City regarding the purchase of the property. This potential buyer is a group that would house homeless youth, which would be a very positive change from the property's prior use. That said, there may still be some hesitation from the City on this potential use. Because of this, the Bank would like to formally apply for a zone change, as it is believed if a homeless youth facility will not be approved by the city, it wouldn't be practical to believe there is a possibility of another use being approved as the property is today.

*It's possible here.*

According to the City's Comprehensive Plan section 2-7, citizens participating in the *2030 Visioning Plan* process "overwhelmingly identified growth and redevelopment as major City issues." The Bank's zone change submittal will help with just that. The property sits on over 2 acres of land where it is felt that a townhome development would be a great addition.

The following documents are enclosed:

- Land Use Application Form, completed with attached check for Zone Fee of \$445.00
- Existing Survey Site Plan
- Existing Limited Property Description of 1005 Coon Rapids Blvd. NW

The existing zoning is as follows:

1005 Coon Rapids Blvd NW: Low Density Residential 2 (LDR2)  
350 ft East: Single Family Homes: Low Density Residential 2 (LDR2)  
350 ft North: Vacant Land: Low Density Residential 2 (LDR2)  
350 ft West: Mobile Home Park (MH)  
350 ft South: Apartment Building: High Density Residential (HDR)

Thank you for your consideration of this request for a zoning change. If you may have any questions or need clarification, please feel free to contact me directly at 952.548.9873 or via email at [michaels@bankwithvision.com](mailto:michaels@bankwithvision.com)

Sincerely,



**Michael J. Strub**

President

VisionBank

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[michaels@bankwithvision.com](mailto:michaels@bankwithvision.com)

Enclosures