To: City of Coon Rapids
Cc: City Planning Department
Subject: Rezoning request and Comprehensive Plan Amendment from Office to Community Commercial, 80 Coon Rapids Blvd. NW

1. Subject Property: The Subject property is approximately 1.7 acres in size (Please see Exhibit A attached Aerial Photo of the property). It contains a commercial building of +/- 10,200 sq. ft. in size. The building was constructed in 1977. It has been occupied by a dance studio and day care center for the past 30+ years. The dance studio closed about 4 years ago and the day care closed the end of 2014. The building is currently vacant.
2. Surrounding Land Uses: The property is surrounded by other commercial property (See attached Exhibit B). The property to the south is zoned and planned and occupied by Community Commercial. The property to the east and north is zoned and planned and occupied by General Commercial (with the exclusion of the Wells Fargo Bank which is zoned and planned for Office). The property to the west is zoned and planned and occupied by Community Commercial and Industrial.
3. Reason for zoning and comprehensive plan change: The Subject Property was developed before the other properties adjoining the site were developed as Community Commercial. The current property is essentially now a "spot zoning" as Office, rather than being in harmony and conformity with the zoning and planning of the abutting Community Commercial uses.
4. Consistency with goals and objectives of plan: The property has 390 feet of frontage on Highway 47 and has access from the Coon Rapids Blvd. service road. It is a highly visible property to the area's arterial road system and has vehicular access to said road system. It has been for sale for four years and the interested parties in the property have been commercial users, rather than office users. In fact, no office users have exhibited any interest in the property. The property has not been used as an office use for the past 30+ years. The planned use of the property as Community Commercial is consistent with the use of the surrounding Community Commercial businesses. The entire eastern 539 feet of the property adjoins the next door property which is zoned and planned as Community Commercial.
5. Current Land Use Designation and Zoning: The property is currently zoned Office and identified on the Comprehensive Plan as Office.
6. Compatibility of Proposed Land Use with the Surrounding Area: The property is already developed and has been used as a commercial use for the past 30+ years. Its rezoning and plan change from Office to Community Commercial will be in harmony and compatibility with the property's surrounding area.