PLANNING COMMISSION AGENDA

Thursday, February 19, 2015
6:30 p.m.
Coon Rapids City Center
Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Approval of Minutes from January 15, 2015, meeting

Old Business

New Business

1. PC15-6, Preliminary Plat, Salvation Army, Coon Rapids Blvd Extension and Vale Street
2. PC 15-5, Site Plan, Salvation Army, Coon Rapids Blvd Extension and Vale Street
3. PC15-3, Land Use Amendment, TCA Real Estate, Egret Blvd and Woodcrest Drive
4. PC 15-4, Zone Change, TCA Real Estate, Egret Blvd and Woodcrest Drive
5. PC15-8 Land Use Amendment , Coon Rapids Assoc., 80 Coon Rapids Blvd
6. PC15-9 Zone Change, Coon Rapids Assoc., 80 Coon Rapids Blvd
7. PC15-7, Site Plan, Border Foods, 1865 Gateway Drive
8. Revocation Conditional Use Permit PC 07-16, 1919 122 Ave, McGee
9. 2014 Planning Commission Annual Report

Other Business

Current Development

Adjourn

Planning Commission Regular

Meeting Date: 02/19/2015

SUBJECT: Approval of Minutes from January 15, 2015, meeting

Attachments

January 15, 2015, Minutes

COON RAPIDS PLANNING COMMISSION MEETING OF JANUARY 15, 2015

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 Denise Hosch, Wayne Schwartz, Zachary Stephenson and Julia Stevens.

Members Absent: Commissioner Jonathan Lipinski.

Staff Present: 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 HOSCH, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE NOVEMBER 20, 2014 REGULAR MINUTES

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF NOVEMBER 20, 2014, AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

1. PLANNING CASE 15-1 - REGISTERED LAND SURVEY – DELEO AND RMS COMPANY – 8600 EVERGREEN BOULEVARD – PUBLIC HEARING

It was noted the applicant is requesting approval of a registered land survey to subdivide three lots into two lots. The registered land survey will also move a common lot line. Staff reviewed the request further and recommended approval with conditions.

Chair Geisler opened the public hearing at 6:35 p.m.

Sam Deleo, 13 11th Avenue in St. Cloud, representative for the applicant, thanked staff for the thorough report. He addressed the easement situation for the lots and commented a lift station was located at the southwest corner of Tract A. He believed that Tract B had several easements on record as well. He explained that he could survey the property and provide the City with a certified survey.

Chair Geisler closed the public hearing at 6:36 p.m.

DRAFT

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE PLANNING CASE 15-1, THE REGISTERED LAND SURVEY WITH THE FOLLOWING CONDITIONS:

1. ALL COMMENTS OF THE ASSISTANT CITY ENGINEER BE ADDRESSED.
2. ALL COMMENTS OF ANOKA COUNTY HIGHWAY DEPARTMENT BE ADDRESSED.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the February 3, 2015 City Council meeting.

2. PLANNING CASE 15-2 – ORDINANCE AMENDMENT – ADDING PROCEDURE FOR APPROVAL OF ORDINANCE AMENDMENTS – PUBLIC HEARING

It was noted the applicant is requesting an amendment to Sections 11-304 and 11-305 to include approval procedures for ordinance amendments. Staff reviewed the request and recommended approval.

Chair Geisler opened and closed the public hearing at 6:38 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 15-2, THE PROPOSED CODE CHANGE FOR THE FOLLOWING:

1. ADD SECTION 11-304.12 ADDING PROCESS FOR APPROVING AN ORDINANCE AMENDMENT.
2. ADD THE REQUIREMENT IN TABLE 11-305.3(1) TO INCLUDE ACTION FOR AN ORDINANCE AMENDMENT.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the February 3, 2015 City Council meeting.

3. ELECTION OF VICE CHAIR

City Planner Harlicker requested the Planning Commission elect a Vice Chair for the Commission.

DRAFT

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER HOSCH, TO ELECT WAYNE SCHWARTZ TO SERVE AS VICE CHAIR OF THE PLANNING COMMISSION FOR 2015. THE MOTION PASSED UNANIMOUSLY.

4. CONSIDER ADOPTION OF THE 2015 RULES OF ORDER, INTERNAL PROCEDURES AND POLICIES, AND CODE OF ETHICS

City Planner Harlicker requested the Commission adopt the 2015 Ethics, Rules of Order and Internal Procedures and Policies.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER HOSCH, TO ADOPT THE 2015 ETHICS, RULES OF ORDER, AND INTERNAL PROCEDURES AND POLICIES. THE MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

Chair Geisler announced with deep regret that long time Planning Commissioner Donna Naeve passed away on November 30, 2014. She sent her condolences to the Naeve Family.

Chair Geisler encouraged those interested in serving on the Planning Commission to contact City Hall or the City's website for further information. City Planner Harlicker explained that applications would be reviewed by staff next week.

ADJOURN

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHWARTZ, TO ADJOURN THE MEETING AT 6:46 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary

DRAFT

Planning Commission Regular **1.**

Meeting Date: 02/19/2015

Subject: PC15-6, Preliminary Plat, Salvation Army, Coon Rapids Blvd Extension and Vale Street

From: Scott Harlicker, Planner

INFORMATION:

At the request of the applicant, this item has been postponed to the March 19th Planning Commission meeting. Staff recommends that the public hearing be opened and continued to the March 19th meeting.

Planning Commission Regular **2.**

Meeting Date: 02/19/2015

Subject: PC 15-5, Site Plan, Salvation Army, Coon Rapids Blvd Extension and Vale Street

From: Scott Harlicker, Planner

INFORMATION:

At the request of the applicant, this item has been postponed to the March 19th Planning Commission meeting. Staff recommends that the public hearing be opened and continued to the March 19th meeting.

Planning Commission Regular **3.**

Meeting Date: 02/19/2015

Subject: PC15-3, Land Use Amendment, TCA Real Estate, Egret Blvd and Woodcrest Drive

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting a land use amendment to change the land use designation of certain property from Moderate Density Residential to General Commercial. The applicant is also proposing a corresponding zone change to General Commercial.

ACTIONS

Conduct a public hearing
Recommendation by Planning Commission
Decision City Council on: March 17

60 DAY RULE

The applicant submitted this application on: January 12

To comply with the requirements of Minnesota Statute §15.99, the 60 day period was extended to May 12, 2015

LOCATION

The property is located at the southeast corner of Woodcrest Drive and Egret Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant	Moderate Density Residential	Moderate Density Residential
North	Egret Boulevard, a convenience store and vacant land	Neighborhood Commercial/Moderate Density Residential	Neighborhood Commercial/Moderate Density Residential
South	Woodcrest Drive and townhomes	Moderate Density Residential	Low Density Residential, PUD, Moderate Density Residential
East	Car Dealership	General Commercial	General Commercial
West	Woodcrest Drive and townhomes	Moderate Density Residential	Low Density Residential, PUD

DISCUSSION

Background

The applicant is requesting a change to the land use designation from Moderate Density Residential to General Commercial. The site is currently vacant. According to the wetland inventory, there are two small wetlands on the site. The site is approximately four acres in size. It is bounded by Egret Boulevard on the north, Woodcrest Drive on the south and west and a car dealership on the east.

In 2007 a developer applied for a land use amendment to change the land use designation from Office to High Density Residential to allow for the construction of an apartment. Council denied his request and the associated apartment building. In

2011 the property owner applied for a change the land use designation from Office to High Density Residential; the Council also denied that application. In 2012 the property owner applied for a change in the land use designation from Office to Moderate Density Residential; this request was granted by the Council.

Analysis

The stated intent of the Moderate Density Residential designation is that it includes land that could be developed as attached housing at gross density of 4 to 9.9 units per acres. The stated intent of the General Commercial designation is to provide for a broad range of businesses, generally highway oriented, serving other businesses and city residents and requiring buffering from surrounding residential areas.

Existing Moderate Density Residential

In 2012, while considering the change from Office to Moderate Density Residential, the following three factors were taken into account:

- The subject property abuts a car dealership.
- It is across the street from a convenience store and vacant property that is guided Moderate Density Residential.
- It is across the street from a townhouse development.
- There is a park down the street.

A land use designation of Moderate Density Residential serves as an extension of the townhomes to the west, the designation is compatible with the property north of Egret Boulevard which has a land use designation of Moderate Density Residential and Neighborhood Commercial. Developing this parcel at a moderate residential density would also make use of the nearby park and the adjacent convenience store.

Proposed General Commercial

The description of General Commercial land use designation includes uses that are highway oriented and require buffering from surrounding residential areas. The subject parcel does not have visibility from the highway and is more than a mile from the nearest highway exit. The parcel is surrounded on three sides by land that is guided Moderate Density Residential with a small corner lot that is Neighborhood Commercial. The property does abut General Commercial property to the south.

Extending the the General Commercial designation to this parcel is not consistent with the need for providing a buffer for the adjacent townhome developments. The General Commercial designation encourages the most intense commercial uses of all the commercial land use categories. Even though the applicant has outlined a proposed use for the parcel, when considering changes to the land use designation, all of the potential uses and the potential impacts on adjacent properties must be considered. If for some reason the applicant is unable to develop the parcel as proposed, the property can be developed in any manner as allowed in the General Commercial District.

RECOMMENDATION

In Planning Case 15-3, the Planning Commission recommend denial of the request for a land use plan amendment to change the land use from Moderate Density Residential to General Commercial based on the following:

1. The proposed change is not consistent with the Comprehensive Plan. The proposed change would allow intense highway oriented commercial uses on property that is not visible from the highway and is more than a mile from the nearest highway exist. It would also allow the extension of highway oriented uses further into a residential area without providing the required buffer.

Attachments

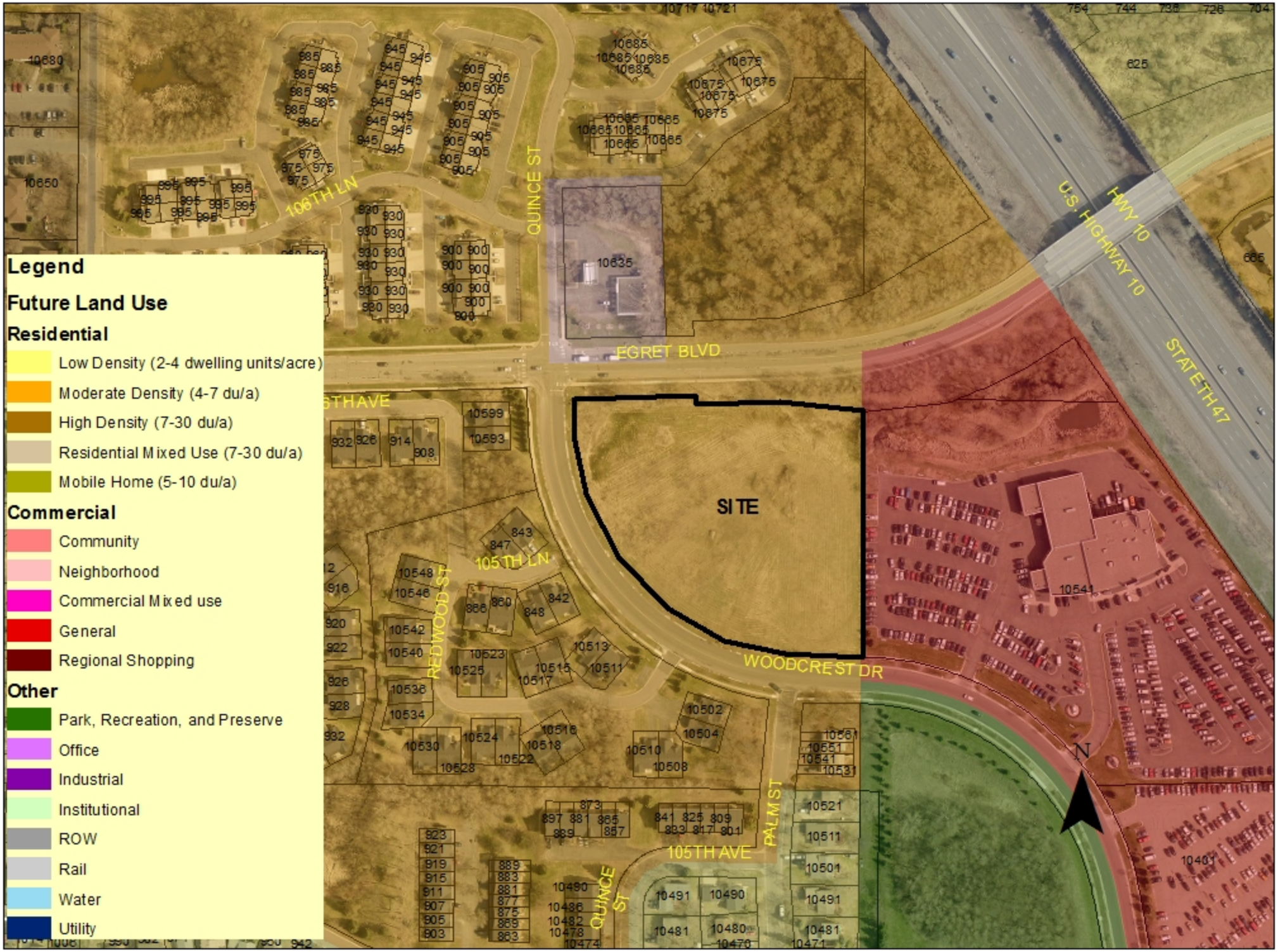
Location Map

Land Use Map

Applicant's Narrative

Location Map

Land Use Map


Legend
Future Land Use
Residential
Low Density (2-4 dwelling units/acre)
Moderate Density (4-7 du/a)
High Density (7-30 du/a)
Residential Mixed Use (7-30 du/a)
Mobile Home (5-10 du/a)
Commercial
Community
Neighborhood
Commercial Mixed use
General
Regional Shopping
Other
Park, Recreation, and Preserve
Office
Industrial
Institutional
ROW
Rail
Water
Utility
SITE
EGRET BLVD
WOODCREST DR
106TH LN
QUINCE ST
105TH LN
REDWOOD ST
PALM ST
105TH AVE
U.S. HIGHWAY 10
HWY 10
STATE TH 47
N

LAND USE AND ZONE CHANGE NARRATIVE

TO: City of Coon Rapids – Department of Community Development
Attn: Scott Harlicker, Planner

FROM: TCA Real Estate, LLC ("TCA")

DATE: January 12, 2015

RE: Lot 1, Block 3, Carla De Addition- Vacant Property at Southeast Corner of Woodcrest Drive and Egret Boulevard ("Property")

I. REQUEST

We request that the City amend land use guidance for the Property and rezone the Property from Moderate Density Residential to General Commercial, contingent on our acquisition of the Property.

II. BACKGROUND

TCA owns the Coon Rapids Chrysler Dodge Jeep Ram dealership ("Dealership") located east of and adjacent to the Property. We have entered into an Option Agreement to purchase the Property from Patricia Jordan. If the City of Coon Rapids rezones the Property to General Commercial, we intend to acquire the Property, combine the Property with the Dealership property and use the Property to expand our Dealership operations onto the Property and put this long-time vacant land into productive use. This expansion will improve inventory parking and exchange at the Dealership. Additionally, we anticipate that this expansion will allow us to add approximately 17 new jobs at the Dealership totaling nearly $1,000,000 in annual employee compensation.

III. LAND USE DESIGNATIONS AND ZONING CLASSIFICATIONS OF PROPERTY AND SURROUNDING PROPERTIES

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant	Moderate Density Residential	Moderate Density Residential
North	Egret Boulevard, a convenience store and vacant land	Neighborhood Commercial / Moderate Density Residential	Neighborhood Commercial / Moderate Density Residential
South and West	Woodcrest Drive and Townhomes	Low Density Residential	Low Density Residential 1 / PUD
East (adjacent to Subject Property)	The Dealership	General Commercial	General Commercial

Source: Memorandum dated July 17, 2012, from Scott Harlicker to the City Council.

IV. **ARGUMENT FOR REZONING**

(A) Zoning History

The Property was zoned for commercial and office use for 27 years. From 1985 – 1999, the Property was zoned for commercial use, but remained undeveloped. In 1999, as part of a City Comprehensive Plan update, the City rezoned the Property to Office. However, the Property remained undeveloped. For almost 30 years, the City sought commercial development on the Property and it never occurred.

In 2011, Ms. Jordan requested that the City rezone the property to High Density Residential. At that time, Steve Thorson, representing Ms. Jordan, commented that Office zoning hampered Ms. Jordan's ability to develop the Property and that there was a "strong need for apartment development in the metro area." (Planning Commission Minutes, September 15, 2011). However, council members were concerned about high density development and neighbors were concerned about traffic impacts. Councilmember Schulte believed the site would be "more viable as a commercial property." (City Council Meeting Minutes, October 18, 2011). The City denied Ms. Jordan's request.

In 2012, Ms. Jordan returned to the City with a request to rezone the Property to Moderate Density Residential, even though Mr. Thorson had stated in 2011 that he did not see Moderate Density Residential "being viable next to the auto dealership." (City Council Meeting Minutes, October 18, 2011). Desiring to provide Ms. Jordan with what it believed would be a better opportunity to develop the Property, the City granted Ms. Jordan's request.

(B) Mistake in Original Zoning / Changed Market Conditions.

In past zoning deliberations involving the Property, the City evaluated whether there was a mistake in the original zoning or whether the character of the neighborhood changed so that a reasonable use of the subject property could not be made under the existing zoning classification. (City Council Meeting Minutes, August 8, 2012). Our analysis of these considerations follows.

1. Mistake in Original Zoning.

In 2012, the City reasoned that commercial and office zoning were inappropriate because the Property is not visible from Highway 10 and the nearest access to Highway 10 is over a mile away. Therefore, the City concluded that the Office Zoning was a mistake and that the Property was a better candidate for a use, such as residential use, that is independent of such visibility. (City Council Meeting Minutes, August 8, 2012).

Ms. Jordan wanted to build apartments on the Property, but the City did not approve High Density Residential development of the Property in 2011. At that time, Mr. Thorson was concerned that Moderate Density Residential, such as a townhome development, would not be viable on the Property. Nevertheless, in 2012, believing

Moderate Density Residential was the only zoning change she could achieve, Ms. Jordan requested, and the City approved, Moderate Density Residential zoning.

This compromise was a mistake. The townhome and condominium markets have been weak for many years and remain weak. In addition to this, as Mr. Thorson suggested, Moderate Density Residential is not viable adjacent to a car dealership. Rezoning the Property back to its originally contemplated commercial use so that we, who have the necessary Highway 10 frontage, can expand our operations, corrects that mistake.

2. Change in Market Conditions.

While the area surrounding the Property is generally residential in character, the Property is immediately adjacent to the Dealership. In 2012, Ms. Jordan believed she could develop the Property for Moderate Density Residential use. Ms. Jordan has tried to sell the Property for such development, but has been unable to do so. Current market conditions and the Property's location do not support residential development of the Property. Market conditions now support our request to productively use this long vacant land for its original purpose – commercial.

(C) City Code Section 11-304 Criteria.

When considering a rezoning request, the City considers criteria listed in Section 11-304 of the City Code. Specifically, the City considers the effect of the rezoning on public health, safety, order, convenience and general welfare in the area; effect on present and potential surrounding land uses; conformance with the Comprehensive Land Use Plan and conformance with any applicable development district.

1. Public Health / General Welfare. Our proposed rezoning will not adversely affect the public health, safety, order, convenience or general welfare of the area. We will use the Property primarily for additional vehicle parking and our proposed use will not increase traffic to the Dealership. Our proposal will likely benefit the surrounding area because the Property will permit us to more efficiently exchange inventory in a manner that improves our current system.

2. Effect on Present and Potential Land Uses. Rezoning the Property to General Commercial will not adversely impact surrounding land uses. We do not anticipate any increase in traffic from our expansion. We will merely operate the Dealership on a larger footprint. Furthermore, in 2012, the City implicitly acknowledged that General Commercial use would <u>not</u> detrimentally impact a nearby residential use when it rezoned the Property, which is <u>adjacent to the Dealership</u>, to residential use. Finally, we intend to combine the Property with the Dealership property through the City's platting process. This will provide the City and surrounding properties greater control over future independent development of the Property.

3. Conformance with the Comprehensive Land Use Plan. We are requesting a land use amendment in addition to our zone change application. If approved, the zone change will be consistent with the Comprehensive Land Use Plan. Furthermore, during the City's 2030 Visioning Process, the City identified Comprehensive Plan goals of "maintaining a diversified economic base and a climate that encourages economic development, redevelopment and ongoing business activity" and "encourag[ing] redevelopment of underutilized lands" (Comprehensive Plan, Ch. 2, Land Use, pp. 46, 50). The City hopes to accomplish these goals by promoting "the retention <u>and expansion</u> of existing businesses" and updating zoning regulations to allow desired uses (Comprehensive Plan, Ch. 2, Land Use, pp. 46, 50 [emphasis added]). Granting our request promotes these goals.

4. Conformance with any Applicable Development District. No district plan applies to our knowledge.

(D) Potential City Concerns.

1. Traffic. We do not anticipate an increase in traffic to the area.

2. Aesthetics. We will respect existing wetlands on the Property and will screen the Property as required by the City Code.

3. Noise / Lighting. The Dealership currently complies with City noise and lighting requirements and will continue to do so.

4. Future Independent Development. We will combine the Property with the Dealership property so that they are one parcel going forward, giving the City more control over future development of the Property.

V. <u>CONCLUSION</u>

We request that the City approve our application for a Comprehensive Plan Amendment and rezoning of the Property from Moderate Density Residential to General Commercial for the following reasons:

- General Commercial zoning is consistent with the zoning of the adjacent Dealership property with which the Property will be combined and promotes the City's stated goals of promoting and expanding existing Coon Rapids businesses.

- The City sought commercial development of the Property for nearly 30 years and mistakenly agreed to a compromise zone. There is now an opportunity to develop the Property for commercial uses.

- We do not anticipate any detrimental impact on the surrounding neighborhood and believe that the expansion will permit us to exchange vehicle inventory in a manner that will benefit the surrounding neighborhood as an improvement to our current system.

- The Dealership has been a long-term Coon Rapids business. Rezoning the Property will permit us to grow our business in Coon Rapids and add well paying jobs to the City.

Thank you for your consideration of our request.

Planning Commission Regular **4.**

Meeting Date: 02/19/2015

Subject: PC 15-4, Zone Change, TCA Real Estate, Egret Blvd and Woodcrest Drive

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting a zone change to change the zoning of certain property from Moderate Density Residential to General Commercial. The applicant is also proposing a corresponding land use amendment to General Commercial.

ACTIONS

Conduct a public hearing
Recommendation by Planning Commission
Introduction by City Council on: March 3

60 DAY RULE

The applicant submitted this application on: January 12

To comply with the requirements of Minnesota Statute §15.99, the 60 day period was extended to May 12, 2015

LOCATION

The property is located at the southeast corner of Woodcrest Drive and Egret Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant	Moderate Density Residential	Moderate Density Residential
North	Egret Boulevard, a convenience store and vacant land	Neighborhood Commercial/Moderate Density Residential	Neighborhood Commercial/Moderate Density Residential
South	Woodcrest Drive and townhomes	Moderate Density Residential	Low Density Residential, PUD, Moderate Density Residential
East	Car Dealership	General Commercial	General Commercial
West	Woodcrest Drive and townhomes	Moderate Density Residential	Low Density Residential, PUD

DISCUSSION

Background

The applicant is requesting a zone change from Moderate Density Residential to General Commercial. The site is currently vacant. According to the wetland inventory, there are two small wetlands on the site. The site is approximately four acres in size; it is bounded by Egret Boulevard on the north, Woodcrest Drive on the south and west and a car dealership on the east.

In 2007 a developer applied for a zone chane to change the zoning from Office to High Density Residential to allow for the construction of an apartment. Council denied his request and the associated apartment building. In 2011 the property owner applied for a zone change to change the zoning from Office to High Density Residential; the Council also denied that application. In 2012 the property owner applied for a zone change to change the zoning from Office to Moderate Density Residential; this request was granted by the Council.

Analysis

From 1985 to 1999 the subject property was zoned Neighborhood Commercial. The property remained undeveloped during this time. Included as part of the Comprehensive Plan update approved in 1999, the property was rezoned to Office and remained undeveloped. Since the property was rezoned from Neighborhood Commercial to Office, the properties to the east and south, which have frontage along Highway 10, have been developed. Because this property is not visible from Highway 10 and the nearest access to Highway 10 is over a mile away, it is not very desirable as commercial or office development. It is a better candidate for a use that does not depend on visibility or access from Highway 10 such as a moderate density residential development.

In 2012 the property was rezoned to Moderate Density Residential at the request of the property owner. The intent of the Moderate Density Residential district is to provide housing at moderate densities between four and seven units per acre. The subject property is located in an area that is, with the exception of the car dealership that has Highway 10 frontage, generally residential in character. There are townhomes, neighborhood commercial and a park nearby. The current zoning of Moderate Density Residential is consistent with the current residential character of the neighborhood.

Proposed General Commercial Zoning

The intent of the General Commercial district is to encourage businesses which are highway oriented and tend to include businesses that are less compatible with residential areas than other commercial districts. Because the uses are less compatible with residential areas, they require buffering. The subject property does not fit with the stated intent of the General Commercial district. Because of the lack of visibility from the highway and the distance to the nearest exit, it does not lend itself to be developed with highway oriented uses. The property is adjacent to property that is zoned Moderate Density Residential, and extending the General Commercial zoning to this property would allow uses that are not generally compatible with residential areas and makes it difficult to provide appropriate buffering.

Even though the applicant has outlined a proposed use for the parcel, when considering changes to the zoning, all of the potential uses and the potential impacts on adjacent properties must be considered. If for some reason the applicant is unable to develop the parcel as proposed, the property can be developed in any manner as allowed in the General Commercial District.

The Planning Commission should also give consideration to the evaluation criteria found in Section 11- 304 when making their recommendation on rezoning requests.

Section 11-307 Criteria	**Comments**
Effect of public health, safety, order, convenience, and general welfare in the area.	**NO** - The proposed zoning will adversely impact the area. The property is adjacent to townhouse residential land uses; it is down the street from a city park. Uses associated with the General Commercial district tend to generate much more traffic and off site impacts than the existing zoning.
Effect on present and potential surrounding land uses.	**NO** – The proposed zoning will adversely impact the surrounding residential land uses. Future General Commercial development would would not be buffered from townhouse developments.
Conformance with the Comprehensive Land Use Plan.	**OK** – If the proposed land use amendment is approved, the proposed zone change will be consistent with the City's Comprehensive Land Use Plan. The proposed land use designation is General Commercial
Conformance with any applicable development district.	**OK** – There is no applicable district plan in this area.

RECOMMENDATION

In Planning Case 15-4, the Planning Commission recommend denial of the proposed zone change to General Commercial based on the following:

1. Because of the lack of visibility from the highway and the distance to the nearest exit, the site does not lend itself to be developed with highway oriented uses.
2. The property is adjacent to property that is zoned Moderate Density Residential and extending the General Commercial zoning to this property would allow uses that are not generally compatible with residential areas and makes it difficult to provide appropriate buffering.

Attachments

Location Map

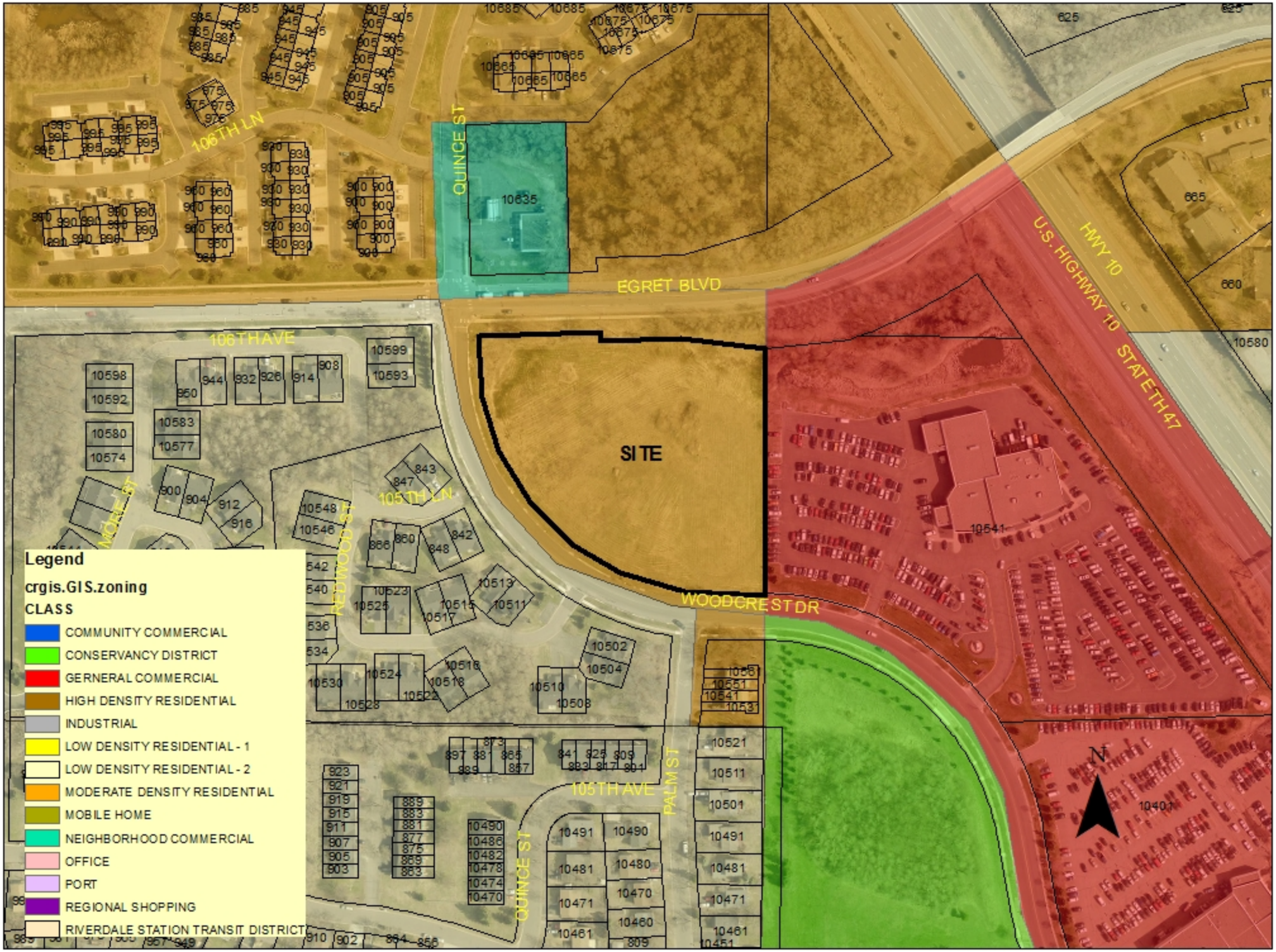
Zoning Map

Applicant's Narrative

Table of Allowed Commercial Uses

Location Map

Zoning Map


SITE
EGRET BLVD
QUINCE ST
106TH LN
106TH AVE
105TH LN
105TH AVE
REDWOOD ST
MORE ST
PALM ST
WOODCREST DR
U.S. HIGHWAY 10
HWY 10
STATE TH 47
N
Legend
crgis.GIS.zoning
CLASS
COMMUNITY COMMERCIAL
CONSERVANCY DISTRICT
GERNERAL COMMERCIAL
HIGH DENSITY RESIDENTIAL
INDUSTRIAL
LOW DENSITY RESIDENTIAL - 1
LOW DENSITY RESIDENTIAL - 2
MODERATE DENSITY RESIDENTIAL
MOBILE HOME
NEIGHBORHOOD COMMERCIAL
OFFICE
PORT
REGIONAL SHOPPING
RIVERDALE STATION TRANSIT DISTRICT

LAND USE AND ZONE CHANGE NARRATIVE

TO: City of Coon Rapids – Department of Community Development
Attn: Scott Harlicker, Planner

FROM: TCA Real Estate, LLC ("TCA")

DATE: January 12, 2015

RE: Lot 1, Block 3, Carla De Addition- Vacant Property at Southeast Corner of Woodcrest Drive and Egret Boulevard ("Property")

I. REQUEST

We request that the City amend land use guidance for the Property and rezone the Property from Moderate Density Residential to General Commercial, contingent on our acquisition of the Property.

II. BACKGROUND

TCA owns the Coon Rapids Chrysler Dodge Jeep Ram dealership ("Dealership") located east of and adjacent to the Property. We have entered into an Option Agreement to purchase the Property from Patricia Jordan. If the City of Coon Rapids rezones the Property to General Commercial, we intend to acquire the Property, combine the Property with the Dealership property and use the Property to expand our Dealership operations onto the Property and put this long-time vacant land into productive use. This expansion will improve inventory parking and exchange at the Dealership. Additionally, we anticipate that this expansion will allow us to add approximately 17 new jobs at the Dealership totaling nearly $1,000,000 in annual employee compensation.

III. LAND USE DESIGNATIONS AND ZONING CLASSIFICATIONS OF PROPERTY AND SURROUNDING PROPERTIES

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant	Moderate Density Residential	Moderate Density Residential
North	Egret Boulevard, a convenience store and vacant land	Neighborhood Commercial / Moderate Density Residential	Neighborhood Commercial / Moderate Density Residential
South and West	Woodcrest Drive and Townhomes	Low Density Residential	Low Density Residential 1 / PUD
East (adjacent to Subject Property)	The Dealership	General Commercial	General Commercial

Source: Memorandum dated July 17, 2012, from Scott Harlicker to the City Council.

IV. **ARGUMENT FOR REZONING**

(A) Zoning History

The Property was zoned for commercial and office use for 27 years. From 1985 – 1999, the Property was zoned for commercial use, but remained undeveloped. In 1999, as part of a City Comprehensive Plan update, the City rezoned the Property to Office. However, the Property remained undeveloped. For almost 30 years, the City sought commercial development on the Property and it never occurred.

In 2011, Ms. Jordan requested that the City rezone the property to High Density Residential. At that time, Steve Thorson, representing Ms. Jordan, commented that Office zoning hampered Ms. Jordan's ability to develop the Property and that there was a "strong need for apartment development in the metro area." (Planning Commission Minutes, September 15, 2011). However, council members were concerned about high density development and neighbors were concerned about traffic impacts. Councilmember Schulte believed the site would be "more viable as a commercial property." (City Council Meeting Minutes, October 18, 2011). The City denied Ms. Jordan's request.

In 2012, Ms. Jordan returned to the City with a request to rezone the Property to Moderate Density Residential, even though Mr. Thorson had stated in 2011 that he did not see Moderate Density Residential "being viable next to the auto dealership." (City Council Meeting Minutes, October 18, 2011). Desiring to provide Ms. Jordan with what it believed would be a better opportunity to develop the Property, the City granted Ms. Jordan's request.

(B) Mistake in Original Zoning / Changed Market Conditions.

In past zoning deliberations involving the Property, the City evaluated whether there was a mistake in the original zoning or whether the character of the neighborhood changed so that a reasonable use of the subject property could not be made under the existing zoning classification. (City Council Meeting Minutes, August 8, 2012). Our analysis of these considerations follows.

1. Mistake in Original Zoning.

In 2012, the City reasoned that commercial and office zoning were inappropriate because the Property is not visible from Highway 10 and the nearest access to Highway 10 is over a mile away. Therefore, the City concluded that the Office Zoning was a mistake and that the Property was a better candidate for a use, such as residential use, that is independent of such visibility. (City Council Meeting Minutes, August 8, 2012).

Ms. Jordan wanted to build apartments on the Property, but the City did not approve High Density Residential development of the Property in 2011. At that time, Mr. Thorson was concerned that Moderate Density Residential, such as a townhome development, would not be viable on the Property. Nevertheless, in 2012, believing

Moderate Density Residential was the only zoning change she could achieve, Ms. Jordan requested, and the City approved, Moderate Density Residential zoning.

This compromise was a mistake. The townhome and condominium markets have been weak for many years and remain weak. In addition to this, as Mr. Thorson suggested, Moderate Density Residential is not viable adjacent to a car dealership. Rezoning the Property back to its originally contemplated commercial use so that we, who have the necessary Highway 10 frontage, can expand our operations, corrects that mistake.

2. Change in Market Conditions.

While the area surrounding the Property is generally residential in character, the Property is immediately adjacent to the Dealership. In 2012, Ms. Jordan believed she could develop the Property for Moderate Density Residential use. Ms. Jordan has tried to sell the Property for such development, but has been unable to do so. Current market conditions and the Property's location do not support residential development of the Property. Market conditions now support our request to productively use this long vacant land for its original purpose – commercial.

(C) City Code Section 11-304 Criteria.

When considering a rezoning request, the City considers criteria listed in Section 11-304 of the City Code. Specifically, the City considers the effect of the rezoning on public health, safety, order, convenience and general welfare in the area; effect on present and potential surrounding land uses; conformance with the Comprehensive Land Use Plan and conformance with any applicable development district.

1. Public Health / General Welfare. Our proposed rezoning will not adversely affect the public health, safety, order, convenience or general welfare of the area. We will use the Property primarily for additional vehicle parking and our proposed use will not increase traffic to the Dealership. Our proposal will likely benefit the surrounding area because the Property will permit us to more efficiently exchange inventory in a manner that improves our current system.

2. Effect on Present and Potential Land Uses. Rezoning the Property to General Commercial will not adversely impact surrounding land uses. We do not anticipate any increase in traffic from our expansion. We will merely operate the Dealership on a larger footprint. Furthermore, in 2012, the City implicitly acknowledged that General Commercial use would <u>not</u> detrimentally impact a nearby residential use when it rezoned the Property, which is <u>adjacent to the Dealership</u>, to residential use. Finally, we intend to combine the Property with the Dealership property through the City's platting process. This will provide the City and surrounding properties greater control over future independent development of the Property.

3. Conformance with the Comprehensive Land Use Plan. We are requesting a land use amendment in addition to our zone change application. If approved, the zone change will be consistent with the Comprehensive Land Use Plan. Furthermore, during the City's 2030 Visioning Process, the City identified Comprehensive Plan goals of "maintaining a diversified economic base and a climate that encourages economic development, redevelopment and ongoing business activity" and "encourag[ing] redevelopment of underutilized lands" (Comprehensive Plan, Ch. 2, Land Use, pp. 46, 50). The City hopes to accomplish these goals by promoting "the retention <u>and expansion</u> of existing businesses" and updating zoning regulations to allow desired uses (Comprehensive Plan, Ch. 2, Land Use, pp. 46, 50 [emphasis added]). Granting our request promotes these goals.

4. Conformance with any Applicable Development District. No district plan applies to our knowledge.

(D) Potential City Concerns.

1. Traffic. We do not anticipate an increase in traffic to the area.

2. Aesthetics. We will respect existing wetlands on the Property and will screen the Property as required by the City Code.

3. Noise / Lighting. The Dealership currently complies with City noise and lighting requirements and will continue to do so.

4. Future Independent Development. We will combine the Property with the Dealership property so that they are one parcel going forward, giving the City more control over future development of the Property.

V. <u>CONCLUSION</u>

We request that the City approve our application for a Comprehensive Plan Amendment and rezoning of the Property from Moderate Density Residential to General Commercial for the following reasons:

- General Commercial zoning is consistent with the zoning of the adjacent Dealership property with which the Property will be combined and promotes the City's stated goals of promoting and expanding existing Coon Rapids businesses.

- The City sought commercial development of the Property for nearly 30 years and mistakenly agreed to a compromise zone. There is now an opportunity to develop the Property for commercial uses.

- We do not anticipate any detrimental impact on the surrounding neighborhood and believe that the expansion will permit us to exchange vehicle inventory in a manner that will benefit the surrounding neighborhood as an improvement to our current system.

- The Dealership has been a long-term Coon Rapids business. Rezoning the Property will permit us to grow our business in Coon Rapids and add well paying jobs to the City.

Thank you for your consideration of our request.

- 11-701.1

Uses.

PRINCIPAL USES					
COMMERCIAL USES					
Retail Sales and Service	**O**	**NC**	**CC**	**GC**	**RS**
General retail sales	NP	NP	P	P	P
General retail sales less than 15,000 square feet total building size	P	P	P	P	P
Art gallery or studio	NP	P	P	P	P
Bank or financial institution	P	NP	P	P	P
Building material sales or lumber yard	NP	NP	P	P	NP
Child care center, state licensed	P	P	P	P	P
Commercial self storage with no outdoor storage	NP	NP	NP	C	NP
Contractors office	NP	NP	NP	P	NP
Dry cleaning establishment	NP	NP	NP	C	NP
Farmers market	NP	P	P	P	NP
Firearms dealer	NP	NP	P	P	P
Funeral home	C	NP	P	P	NP
Greenhouse, lawn and garden supply store	NP	NP	P	P	NP
Laundry, self service	NP	P	P	P	NP
No adult oriented business, as defined by Section 5-2202, is permitted, except adult book stores, adult cabarets, adult conversation parlors, adult motion picture theaters, and adult novelty businesses, subject to regulation under Chapter 5-2200 and Section 11-1208, or state or federal law.	NP	NP	NP	P	NP
Non-on-premises consumption adult bookstores and adult novelty stores, as defined by Revised City Code 1982 Section 5-2202, subject to regulation under Revised City Code 1982 Chapter 5-2200 and Section 11-1208	NP	NP	P	NP	NP
Pawnbroker	NP	NP	P	P	NP
Performing, visual or martial arts school	NP	NP	P	P	NP
Personal service establishment	P	P	P	P	P
Pet grooming shops, provided no animal is kept overnight or outside and no noise is audible outside of the building or bay occupied by the grooming shop	NP	P	P	P	P
Pet store	NP	P	P	P	P
Photocopying, duplicating services	P	P	P	P	NP
Precious Metal Dealers defined and regulated by Title 5	NP	P	P	p	NP
Printing and publishing	NP	NP	C	C	NP
Rental business - no outdoor storage	NP	NP	P	P	NP
Rental business - with outdoor storage	NP	NP	NP	C	NP
Secondhand Dealers or Antique Dealers defined and regulated by Title 5	NP	P	P	P	P
Self storage facility with no outdoor storage	NP	NP	NP	C	NP
Service Business	P	P	P	P	NP
Transient Merchants, Solicitors, and Canvassers, defined and regulated by Title 5	NP	P	P	P	NP
Veterinary clinic, animal hospital, kennel - no outdoor runs	P	NP	p	P	NP
Video store	P	P	P	P	P
Automobile Services	**O**	**NC**	**CC**	**GC**	**RS**
Automobile rental facility	NP	NP	C	C	NP
Automobile repair, major	NP	NP	NP	C	NP
Automobile repair, minor	NP	NP	P	P	NP
Automobile sales provided that:	NP	NP	C	P	NP
(a) Must have minimum of 40,000 square foot building;					
(b) Indoor display area, and					
(c) The building meets the development guidelines found in subsection 11-701.2.					
Car wash	NP	NP	P	P	NP
Convenience store	NP	NP	P	P	NP
Convenience store provided that:	NP	C	P	P	NP
(a) The fuel sales are incidental to a retail store;					
(b) No separate building, structure, or store is used as part of the fuel sales;					
(c) No more than four dispensing hoses may be operable simultaneously per neighborhood shopping center, and					
(d) The fuel sales shall be accessible from off the parcel of property on which it is located by way of at least two in and out vehicular accesses.					
Major recreational equipment sales, service and rental	NP	NP	NP	C	NP
Food and Beverage	**O**	**NC**	**CC**	**GC**	**RS**
Catering	NP	P	P	P	NP
Coffee shop	P	P	P	P	P
Liquor, off sale	NP	NP	P	P	P
Restaurant, delicatessen	P	P	P	P	P
Restaurant, fast food	NP	NP	P	P	P
Restaurant, sit down including the serving of alcohol beverages provided they occupy no more than 25 percent of a building and have no drive up facility	P	P	P	P	P
Restaurant, sit down including the serving of alcohol beverages	C	C	P	P	P
Tavern or bars	NP	NP	P	P	NP
Commercial Recreation, Entertainment and Lodging	**O**	**NC**	**CC**	**GC**	**RS**
Amusement centers	NP	NP	NP	P	NP
Hotel	NP	NP	P	P	P
Indoor recreation	NP	NP	P	P	NP
Outdoor recreation	NP	NP	C	C	NP
Physical fitness center	NP	NP	P	P	P
Physical fitness center 3,000 square feet floor area or less	NP	P	P	P	P
Radio or television station	NP	NP	P	P	NP
Reception or meeting hall	NP	C	P	P	NP
Theater	NP	NP	P	P	NP
Office and Medical Facilities	**O**	**NC**	**CC**	**GC**	**RS**
Blood/ plasma collection facility	NP	NP	NP	P	NP
Clinic, medical or dental	P	NP	P	P	P
Clinic, medical or dental less than 15,000 square feet total building size	P	P	P	P	P
General Office	P	NP	P	P	P
General Office less than 15,000 square feet total building size	P	P	P	P	P
Hospital	NP	NP	C	C	NP
Laboratory, medical or dental	P	NP	P	P	NP
Transportation	**O**	**NC**	**CC**	**GC**	**RS**
Ambulance service	NP	NP	NP	C	NP
Limousine service	NP	NP	NP	C	NP

Package delivery service	NP	NP	NP	C	NP
Taxi cab service	NP	NP	NP	C	NP
INSTITUTIONAL AND PUBLIC USES					
Educational Facilities	**O**	**NC**	**CC**	**GC**	**RS**
Non-classroom, personalized instructional services for students in grades K-12. The total floor area of all such uses shall not exceed 4,000 square feet of the total gross lease area of the regional shopping center where they are located	NP	NP	P	P	P
Social, Cultural, Charitable and Recreation Facilities	**O**	**NC**	**CC**	**GC**	**RS**
Club, lodge or hall	C	C	C	P	NP
Community Center	NP	NP	C	C	NP
Community Garden	P	P	P	P	P
Library	P	P	P	P	NP
Museum	C	C	P	P	NP
Public parks and their incidental structures	P	P	P	P	NP
Place of Worship	C	C	C	P	NP
Public Services and Utilities	**O**	**NC**	**CC**	**GC**	**RS**
Electric or gas substation	C	C	C	C	C
Governmental buildings and facilities	C	C	C	C	C
Governmental offices	C	C	C	C	C
ACCESSORY USES	**O**	**NC**	**CC**	**GC**	**RS**
In building primarily used for office or medical purposes:	P	P	P	P	P
(a) Restaurants provided they occupy no more than ten percent of the building					
(b) Retail sales of drugs and other medical supplies					
Medical and dental laboratories in conjunction with medical and dental clinics	NP	P	NP	NP	NP
Outdoor sales area of materials available for active sales as shown on an approved site plan	NP	NP	P	P	NP

Planning Commission Regular **5.**

Meeting Date: 02/19/2015

Subject: PC15-8 Land Use Amendment , Coon Rapids Assoc., 80 Coon Rapids Blvd

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting a land use amendment to change the land use designation of certain property from Office to Community Commercial. The applicant is also proposing a corresponding zone change to Community Commercial.

ACTIONS

Conduct a public hearing
Recommendation by Planning Commission
Decision City Council on: March 17

60 DAY RULE

The applicant submitted this application on: January 12

To comply with the requirements of Minnesota Statute §15.99, the 60 day period was extended to May 12, 2015.

LOCATION

The property is located at 80 Coon Rapids Boulevard, north of Northtown Village shopping center.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant multi-tenant commercial building	Office	Office
North	Bank	Office	Office
South	Shopping center	Community Commercial	Community Commercial
East	Coon Rapids Boulevard	N/A	N/A
West	Highway 47	N/A	N/A

DISCUSSION

Background

The property is approximately 1.7 acres in size. The existing 10,200 square foot multi-tenant building was constructed in 1977. It is currently vacant and most recently was occupied by a day care center and a dance studio. According to the applicant, the dance studio closed about four years ago and the daycare closed at the end of 2014. The property has been guided and zoned as office since 1986; from 1980 to 1986 it was Office-Multiple, and from 1968 to 1980 it was guided and zoned Industrial.

Access into the site is difficult. There is a right-in only available from eastbound Coon Rapids Boulevard. Other access into and out of the site is through the commercial development to the south. There is no direct access to

Coon Rapids Boulevard.

Recently, there has been interest expressed from possible tenants that fit with the uses allowed in the Community Commercial zoning district. In response to to inquiries and in recognition of the changing market, the applicant is requesting the land use designation be changed from Office to Community Commercial and a corresponding zone change from Office to Community Commercial.

Analysis

The description of Community Commercial land use designation is moderate intensity shopping centers and peripheral businesses serving wide areas of the City and having minimal detrimental influences on surrounding residential areas. This site abuts a shopping center that is guided Community Commercial. It is a site that can be used by businesses that are peripheral to the main shopping center. Access to the site is either through the abutting shopping center or the adjacent service road that also provides access to the shopping center.

Compatibility with the Comprehensive Plan

Goal of improving the appearance and function of Coon Rapids Boulevard

One of the ongoing discussions relating to the Boulevard is how does the City improve it's commercial vitality. This proposed land use amendment from Office to Community Commercial would lay the groundwork for the revitalization of this site. It would allow a more variety of uses and be consistent with the adjacent shopping center.

Objective to curb the blighting characteristics along the Boulevard and eliminate under utilized and obsolete land uses

When the site was developed prior to the development of the adjacent shopping center it was a stand alone building. By changing the land use designation to Community Commercial, this under utilized and obsolete site can be in a position to be an asset to the Boulevard and take advantage of its proximity to shopping center.

Compatibility with the Coon Rapids Boulevard Framework Plan

The Framework calls out for the revitalization of obsolete, vacant and weak areas. By changing the land use designation to Community Commercial, this site would be more attractive for potential users.

RECOMMENDATION

In Planning Case 15-8, recommend approval of the proposed land use amendment based on the following findings:

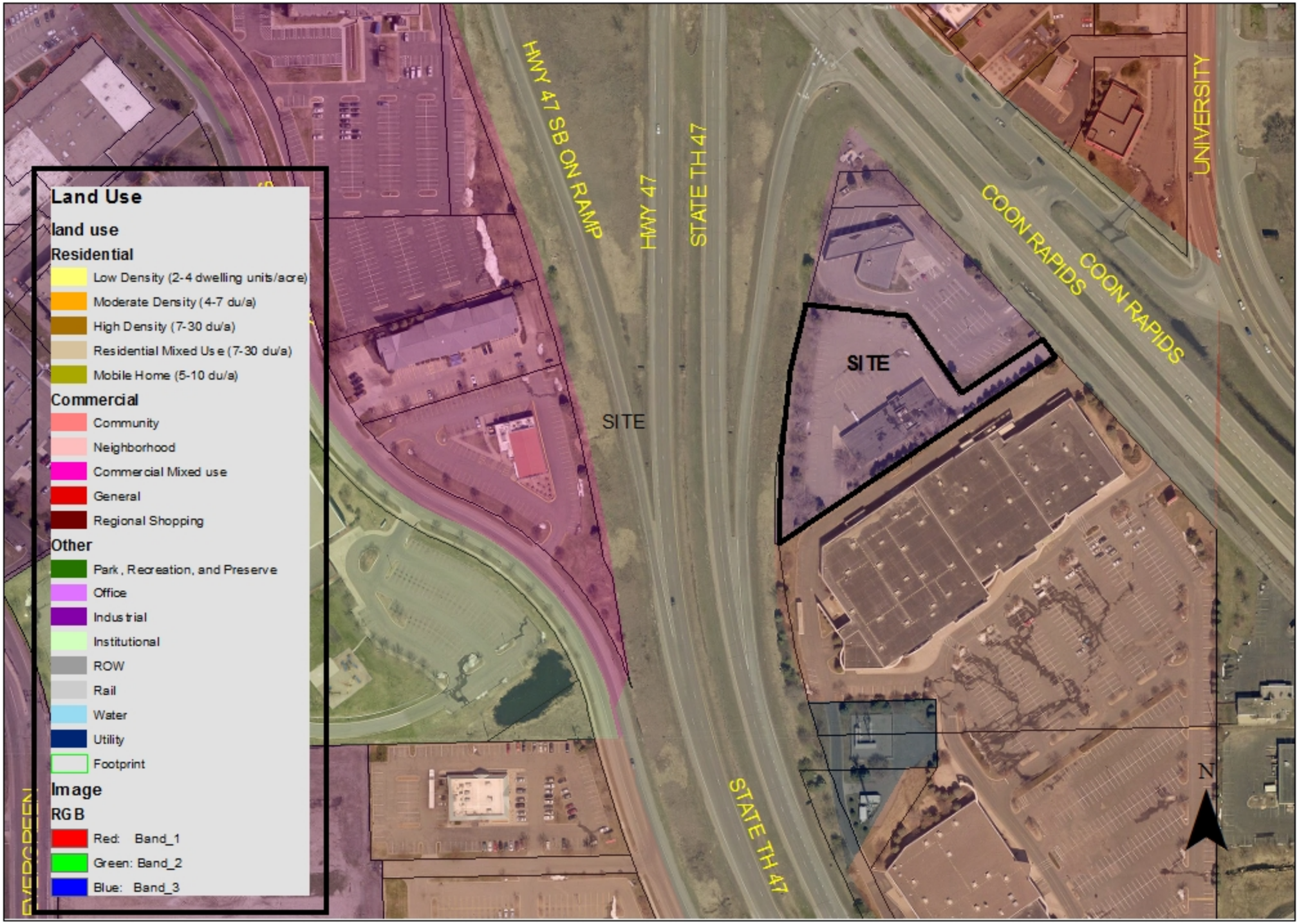
1. The proposed amendment is consistent with the Comprehensive Plan in that it promotes the improved appearance and function of Coon Rapids Boulevard.
2. The proposed land use amendment is compatible with the surrounding land use designations and land uses.
3. The proposed land use amendment would not have an adverse impact on the area.
4. The parcel fronts on a Coon Rapids Boulevard, which is a Class A Arterial Street.

Attachments

Location Map
Land Use Map

Location Map

Land Use Map


Land Use
land use
Residential
Low Density (2-4 dwelling units/acre)
Moderate Density (4-7 du/a)
High Density (7-30 du/a)
Residential Mixed Use (7-30 du/a)
Mobile Home (5-10 du/a)
Commercial
Community
Neighborhood
Commercial Mixed use
General
Regional Shopping
Other
Park, Recreation, and Preserve
Office
Industrial
Institutional
ROW
Rail
Water
Utility
Footprint
Image
RGB
Red: Band_1
Green: Band_2
Blue: Band_3
HWY 47 SB ON RAMP
HWY 47
STATE TH 47
SITE
SITE
COON RAPIDS
COON RAPIDS
UNIVERSITY
STATE TH 47
N

Planning Commission Regular **6.**

Meeting Date: 02/19/2015
Subject: PC15-9 Zone Change, Coon Rapids Assoc., 80 Coon Rapids Blvd
From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting a zone change to change the zoning of certain property from Office to Community Commercial. The applicant is also proposing a corresponding land use amendment to Community Commercial.

ACTIONS

Conduct a public hearing
Recommendation by Planning Commission
Introduction by City Council on: March 3

60 DAY RULE

The applicant submitted this application on: January 12

To comply with the requirements of Minnesota Statute §15.99, the 60 day period was extended to May 12, 2015.

LOCATION

The property is located at 80 Coon Rapids Boulevard, north of Northtown Village shopping center.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant multi-tenant commercial building	Office	Office
North	Bank	Office	Office
South	Shopping center	Community Commercial	Community Commercial
East	Coon Rapids Boulevard	N/A	N/A
West	Highway 47	N/A	N/A

DISCUSSION

Background

The property is approximately 1.7 acres in size. The existing 10,200 square foot multi-tenant building was constructed in 1977. It is currently vacant and most recently was occupied by a day care center and a dance studio. According to the applicant, the dance studio closed about four years ago and the daycare closed at the end of 2014. The property has been guided and zoned as office since 1986; from 1980 to 1986 it was Office-Multiple, and from 1968 to 1980 it was guided and zoned Industrial.

Access into the site is difficult. There is a right-in only available from eastbound Coon Rapids Boulevard. Other access into and out of the site is through the commercial development to the south. There is no direct access to

Coon Rapids Boulevard.

Recently, there has been interest expressed from possible tenants that fit with the uses allowed in the Community Commercial zoning district. In response to to inquiries and in recognition of the changing market, the applicant is requesting the zoning be changed from Office to Community Commercial and a corresponding land use change from Office to Community Commercial.

Analysis

The intent of the Community Commercial District is to minimize detrimental influences on surrounding residential neighborhoods, while encouraging efficient and attractive large scale shopping centers. Such centers should be designed as a unit and have access to arterial streets. This site sits along one of the most heavily traveled corridors in the city with its main access through an existing shopping center. Changing the zoning to Community Commercial would open it up to a wider variety of uses, typical of those allowed in shopping center and peripheral parcels. A list of uses allowed in the Community Commercial district is attached.

Compatibility with the Comprehensive Plan

Goal of improving the appearance and function of Coon Rapids Boulevard

One of the ongoing discussions relating to the Boulevard is how does the City improve it's commercial vitality. This proposed zone change from Office to Community Commercial would lay the groundwork for the revitalization of this site.

Objective to curb the blighting characteristics along the Boulevard and eliminate under utilized and obsolete land uses

When the site was developed prior to the development of the adjacent shopping center it was a stand alone building. By changing the land use designation to Community Commercial, this under utilized and obsolete site can be in a position to be an asset to the Boulevard and take advantage of its proximity to shopping center.

Compatibility with the Coon Rapids Boulevard Framework Plan

The Framework calls out for the revitalization of obsolete, vacant and weak areas. By changing the zoning to Community Commercial, this site would be more attractive for potential users.

The Planning Commission should also give consideration to the evaluation criteria found in Section 11- 307 when making their recommendation on rezoning requests.

Section 11-304 Criteria	**Comments**
Effect of public health, safety, order, convenience, and general welfare in the area.	**OK** - The proposed zoning will not adversely impact area. The surrounding properties are commercial.
Effect on present and potential surrounding land uses.	**OK** – The proposed zoning will not adversely impact the surrounding land uses.
Conformance with the Comprehensive Land Use Plan.	**OK** – Assuming the proposed land use amendment is approved, the proposed zone change will be consistent with the City's Comprehensive Land Use Plan. The proposed land use designation is Community Commercial

Conformance with any applicable development district.	**OK** – Improvements and uses of the site will have to be in conformance with the River Rapids Overlay District.	

RECOMMENDATION

In Planning Case 15-9, the Planning Commission recommend approval of the proposed zone change based on the following findings:

1. The proposed rezoning to Community Commercial is consistent with the land use designation of Community Commercial.
2. The proposed rezoning is compatible with the adjacent land uses and zoning.
3. The times and conditions have change so that a reasonable use of the property can not be made under the current zoning.
4. The proposed zone change would not have an adverse impact on the area.
5. The proposed rezoning is consistent with the Coon Rapids Boulevard framework Plan and the River Rapids Overlay District.

Attachments

Location Map

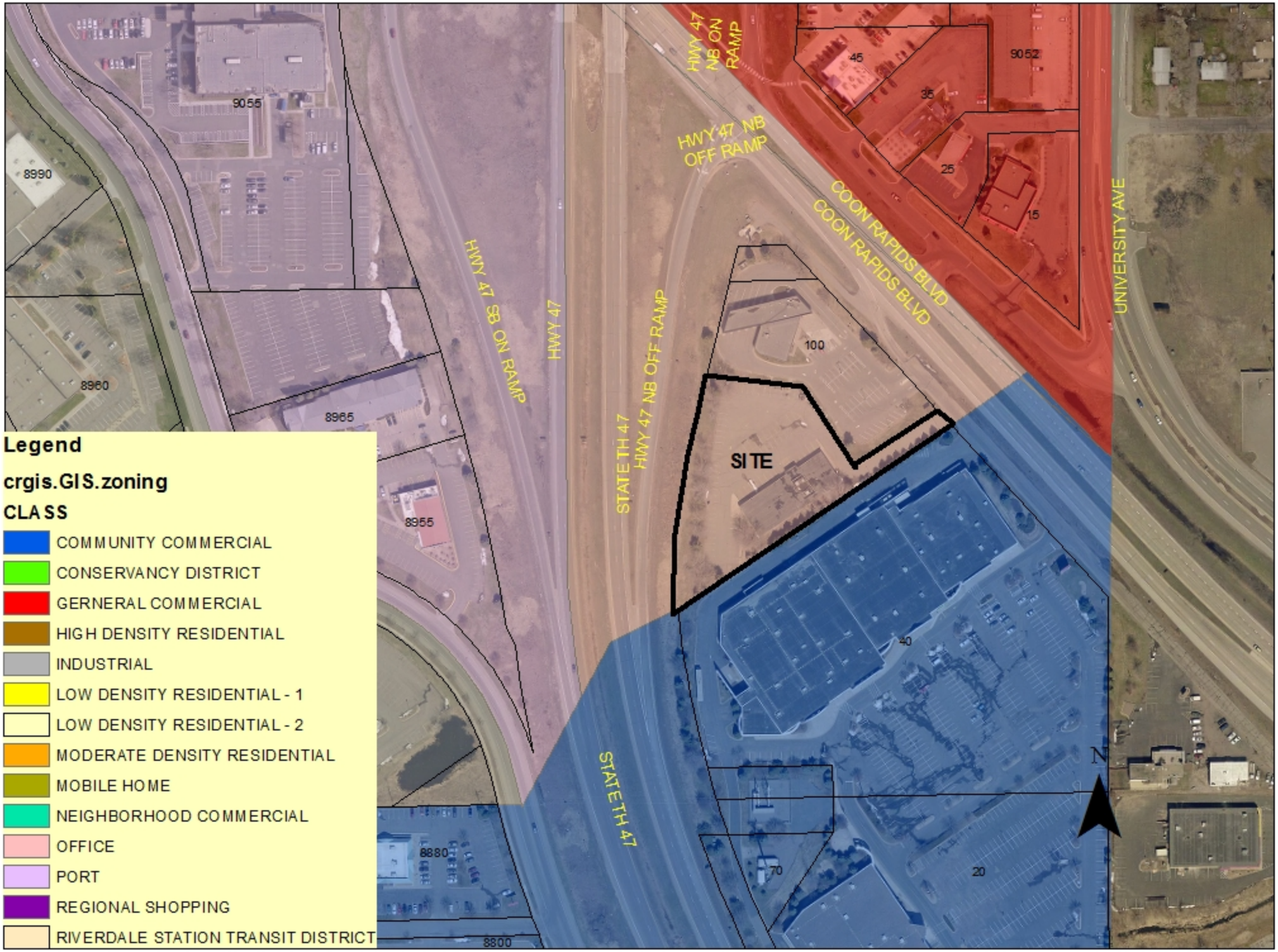
Zoning Map

Applicant's Narrative

Commercial Uses

Location Map

Zoning Map


HWY 47 NB ON RAMP
HWY 47 NB OFF RAMP
COON RAPIDS BLVD
COON RAPIDS BLVD
UNIVERSITY AVE
HWY 47 SB ON RAMP
HWY 47
STATE TH 47
HWY 47 NB OFF RAMP
STATE TH 47
SITE
9055
8990
8960
8965
8955
8880
8800
9052
46
35
25
15
100
40
70
20
N
Legend
crgis.GIS.zoning
CLASS
COMMUNITY COMMERCIAL
CONSERVANCY DISTRICT
GERNERAL COMMERCIAL
HIGH DENSITY RESIDENTIAL
INDUSTRIAL
LOW DENSITY RESIDENTIAL - 1
LOW DENSITY RESIDENTIAL - 2
MODERATE DENSITY RESIDENTIAL
MOBILE HOME
NEIGHBORHOOD COMMERCIAL
OFFICE
PORT
REGIONAL SHOPPING
RIVERDALE STATION TRANSIT DISTRICT

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.

- 11-701.1

Uses.

PRINCIPAL USES					
COMMERCIAL USES					
Retail Sales and Service	**O**	**NC**	**CC**	**GC**	**RS**
General retail sales	NP	NP	P	P	P
General retail sales less than 15,000 square feet total building size	P	P	P	P	P
Art gallery or studio	NP	P	P	P	P
Bank or financial institution	P	NP	P	P	P
Building material sales or lumber yard	NP	NP	P	P	NP
Child care center, state licensed	P	P	P	P	P
Commercial self storage with no outdoor storage	NP	NP	NP	C	NP
Contractors office	NP	NP	NP	P	NP
Dry cleaning establishment	NP	NP	NP	C	NP
Farmers market	NP	P	P	P	NP
Firearms dealer	NP	NP	P	P	P
Funeral home	C	NP	P	P	NP
Greenhouse, lawn and garden supply store	NP	NP	P	P	NP
Laundry, self service	NP	P	P	P	NP
No adult oriented business, as defined by Section 5-2202, is permitted, except adult book stores, adult cabarets, adult conversation parlors, adult motion picture theaters, and adult novelty businesses, subject to regulation under Chapter 5-2200 and Section 11-1208, or state or federal law.	NP	NP	NP	P	NP
Non-on-premises consumption adult bookstores and adult novelty stores, as defined by Revised City Code 1982 Section 5-2202, subject to regulation under Revised City Code 1982 Chapter 5-2200 and Section 11-1208	NP	NP	P	NP	NP
Pawnbroker	NP	NP	P	P	NP
Performing, visual or martial arts school	NP	NP	P	P	NP
Personal service establishment	P	P	P	P	P
Pet grooming shops, provided no animal is kept overnight or outside and no noise is audible outside of the building or bay occupied by the grooming shop	NP	P	P	P	P
Pet store	NP	P	P	P	P
Photocopying, duplicating services	P	P	P	P	NP
Precious Metal Dealers defined and regulated by Title 5	NP	P	P	p	NP
Printing and publishing	NP	NP	C	C	NP
Rental business - no outdoor storage	NP	NP	P	P	NP
Rental business - with outdoor storage	NP	NP	NP	C	NP
Secondhand Dealers or Antique Dealers defined and regulated by Title 5	NP	P	P	P	P
Self storage facility with no outdoor storage	NP	NP	NP	C	NP
Service Business	P	P	P	P	NP
Transient Merchants, Solicitors, and Canvassers, defined and regulated by Title 5	NP	P	P	P	NP
Veterinary clinic, animal hospital, kennel - no outdoor runs	P	NP	p	P	NP
Video store	P	P	P	P	P
Automobile Services	**O**	**NC**	**CC**	**GC**	**RS**
Automobile rental facility	NP	NP	C	C	NP
Automobile repair, major	NP	NP	NP	C	NP
Automobile repair, minor	NP	NP	P	P	NP
Automobile sales provided that:	NP	NP	C	P	NP
(a) Must have minimum of 40,000 square foot building;					
(b) Indoor display area, and					
(c) The building meets the development guidelines found in subsection 11-701.2.					
Car wash	NP	NP	P	P	NP
Convenience store	NP	NP	P	P	NP
Convenience store provided that:	NP	C	P	P	NP
(a) The fuel sales are incidental to a retail store;					
(b) No separate building, structure, or store is used as part of the fuel sales;					
(c) No more than four dispensing hoses may be operable simultaneously per neighborhood shopping center, and					
(d) The fuel sales shall be accessible from off the parcel of property on which it is located by way of at least two in and out vehicular accesses.					
Major recreational equipment sales, service and rental	NP	NP	NP	C	NP
Food and Beverage	**O**	**NC**	**CC**	**GC**	**RS**
Catering	NP	P	P	P	NP
Coffee shop	P	P	P	P	P
Liquor, off sale	NP	NP	P	P	P
Restaurant, delicatessen	P	P	P	P	P
Restaurant, fast food	NP	NP	P	P	P
Restaurant, sit down including the serving of alcohol beverages provided they occupy no more than 25 percent of a building and have no drive up facility	P	P	P	P	P
Restaurant, sit down including the serving of alcohol beverages	C	C	P	P	P
Tavern or bars	NP	NP	P	P	NP
Commercial Recreation, Entertainment and Lodging	**O**	**NC**	**CC**	**GC**	**RS**
Amusement centers	NP	NP	NP	P	NP
Hotel	NP	NP	P	P	P
Indoor recreation	NP	NP	P	P	NP
Outdoor recreation	NP	NP	C	C	NP
Physical fitness center	NP	NP	P	P	P
Physical fitness center 3,000 square feet floor area or less	NP	P	P	P	P
Radio or television station	NP	NP	P	P	NP
Reception or meeting hall	NP	C	P	P	NP
Theater	NP	NP	P	P	NP
Office and Medical Facilities	**O**	**NC**	**CC**	**GC**	**RS**
Blood/ plasma collection facility	NP	NP	NP	P	NP
Clinic, medical or dental	P	NP	P	P	P
Clinic, medical or dental less than 15,000 square feet total building size	P	P	P	P	P
General Office	P	NP	P	P	P
General Office less than 15,000 square feet total building size	P	P	P	P	P
Hospital	NP	NP	C	C	NP
Laboratory, medical or dental	P	NP	P	P	NP
Transportation	**O**	**NC**	**CC**	**GC**	**RS**
Ambulance service	NP	NP	NP	C	NP
Limousine service	NP	NP	NP	C	NP

Package delivery service	NP	NP	NP	C	NP
Taxi cab service	NP	NP	NP	C	NP
INSTITUTIONAL AND PUBLIC USES					
Educational Facilities	**O**	**NC**	**CC**	**GC**	**RS**
Non-classroom, personalized instructional services for students in grades K-12. The total floor area of all such uses shall not exceed 4,000 square feet of the total gross lease area of the regional shopping center where they are located	NP	NP	P	P	P
Social, Cultural, Charitable and Recreation Facilities	**O**	**NC**	**CC**	**GC**	**RS**
Club, lodge or hall	C	C	C	P	NP
Community Center	NP	NP	C	C	NP
Community Garden	P	P	P	P	P
Library	P	P	P	P	NP
Museum	C	C	P	P	NP
Public parks and their incidental structures	P	P	P	P	NP
Place of Worship	C	C	C	P	NP
Public Services and Utilities	**O**	**NC**	**CC**	**GC**	**RS**
Electric or gas substation	C	C	C	C	C
Governmental buildings and facilities	C	C	C	C	C
Governmental offices	C	C	C	C	C
ACCESSORY USES	**O**	**NC**	**CC**	**GC**	**RS**
In building primarily used for office or medical purposes:	P	P	P	P	P
(a) Restaurants provided they occupy no more than ten percent of the building					
(b) Retail sales of drugs and other medical supplies					
Medical and dental laboratories in conjunction with medical and dental clinics	NP	P	NP	NP	NP
Outdoor sales area of materials available for active sales as shown on an approved site plan	NP	NP	P	P	NP

Planning Commission Regular **7.**

Meeting Date: 02/19/2015

Subject: PC15-7, Site Plan, Border Foods, 1865 Gateway Drive

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting site plan approval for a restaurant (Taco Bell) with a drive-thru.

ACTIONS

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

60 DAY RULE

The applicant submitted this application on: January 12

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: March 13

LOCATION

The property is located at 1865 Gateway Drive.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant	Community Commercial	Community Commercial/PUD
North	Vacant	Park, Recreation, Preserve	Conservancy
South	Convenience Store	Community Commercial	Community Commercial/PUD
East	Vacant	Community Commercial	Community Commercial/PUD
West	Restaurant	Community Commercial	Community Commercial/PUD

DISCUSSION

Project Description

The applicant is proposing to construct a 64 seat restaurant with a drive-thru window. There are 38 parking spaces proposed in addition to the drive-thru lane.The project is located in the Gateway Commerce Center PUD.The original PUD was approved in 2007, revised in 2009 to place the convenience store in its current location and in 2014 to allow the restaurant in it's proposed location. The PUD includes an overall site plan and design guidelines that govern development. This proposal will be compared for consistency with that overall plan and design guidelines, as well as site plan criteria found in Section 11-304.

STAFF ANALYSIS AND STANDARDS FOR APPROVAL

Site Plan Criteria

Required Finding - Chapter 11-304 - General Requirements for All Site Plans	Staff Analysis and Comments
(1) Be compatible with surrounding land uses	**OK -** The proposed site plan is compatible with the adjacent land uses.
(2) Preserve existing natural features whenever possible	**N/A** – There are no natural features to preserve.
(3) Achieve a safe and efficient circulation system	**OK** – The drive aisles are of sufficient width to allow for safe and efficient traffic circulation.
(4) Not place excessive traffic loads on local streets	**OK** – Project generated traffic will access the public streets at a signalized intersection. The intersection and adjacent streets were reconstructed and designed to accommodate all the traffic generated by the PUD.
(5) Conform to the City's plans for parks, streets, service drives, and walkways	**OK –** Internal sidewalks will be provided as shown on the PUD sit plan.
(6) Conform to the City's Goals and Policies	**OK**
(7) Achieve a maximum of safety, convenience, and amenities	**OK -** A sidewalk connects the building entrances with the parking lot. Lighting is provided for the parking lot and driveway. The lights will have shields and cut offs so that the light is directed away from adjacent properties. The lighting plan complies with city ordinance.
(8) Show sufficient landscaping	**OK –** Landscaping will be provided as shown on the approved PUD.
(9) Not create detrimental disturbances to surrounding properties	**OK –** The project will not create disturbances which will be detrimental to the surrounding properties.
(11) Meet Title 11	**OK**
(12) Show efforts to conserve energy whenever practical	**OK**

PUD Design Guidelines

Land Use	**OK** – The proposed restaurant and drive-thru window is consistent with the revised land use plan.
Public Spaces	**OK–** An area for outdoor seating is available on the west side of the building, facing Gateway Drive. Bike racks are also provided near the front of the building.
Pedestrian Connections	**OK** – A sidewalk is shown along Gateway Drive. A sidewalk also connects the building with the sidewalk along Gateway Drive.
Landscaping and Screening	**OK -** The landscaping complies with the approved PUD.

Building Orientation	**OK -** The building's orientation is consistent with the design guidelines. The building is oriented with the long dimension facing the internal drive aisle and the front of the building facing Gateway Drive. Both sides include an entrance and windows.The drive thru window is on the back side of the building so that it does not face either the street or drive aisle.
Site Coverage	**OK** – Landscaping materials are used to reduce runoff. Impervious surface has been minimized as much as possible and still maintain accessibility.
Parking and Service Areas	**OK-** The restaurant requires 32 spaces and and six stacking spaces for the drive aisle. The site plan includes 38 parking spaces and 12 stacking spaces.
Architectural Character	**OK -** See discussion below
Building Massing and Form	**OK –** See discussion below
Exterior Facades, Material and Color Palette	**OK -** See discussion below
Lighting	See discussion below
Signage	**OK -** See discussion below

Architectural Character and Exterior Facades, Material and Color Palette
The building is designed to fit in with the site and the proposed brick and stone exterior is consistent with the design guidelines. The exterior is a mix of brick, stone and EIFS in earth tone colors. The front and side walls include windows and canopies that add visual interest. Each elevation has a mix of brick and stone. The windows and entrances include metal canopies. The color palette and materials are consistent with the other buildings in the development.

The front and left side of the building are accented by a back lit wall with slates. The wall will be back lit with LED lighting to provide a soft purple light. The wall will be covered with horizontal dark bronze metal slates to provide relief. At night the LED lights provide a pale purple background to the slates.

There will be no exterior dumpster. The dumpster is located inside the building with access provided from the rear of the building.

Lighting
The wall sconces should be mission style, similar to those on the adjacent convenience store. Pedestrian scale lighting should be installed along the sidewalk that connects Gateway Drive with the building, the sidewalk along Gateway Drive and the sidewalk along the main drive aisle.

Signage
A freestanding sign is proposed in front of the building along Gateway Drive. The area between the parking lot and Gateway Drive is encumbered with two large utility easements. One easement is in favor of Anoka County and the other the Developer. The easements are for two large stormwater sewers. Anoka County has indicated that they would allow the sign in their easement provided it is a minimum 10 feet from the sewer line. Because of the limitations caused by the easements and the sewer lines, the applicant is proposing to locate their sign just inside the property line along Gateway Drive. Gateway Drive is a private street owned and maintained by the developer, not a public right-of-way. All signage, ground signs and wall signs, are subject to a separate sign permit and must comply with the design guidelines for the PUD.

RECOMMENDATION

In Planning Case 15-7, The Planning Commission approve the proposed site plan with the following conditions:

1. Pedestrian scale lighting, consistent with the existing lighting, be provided along the sidewalks.
2. The wall sconces must be mission style, similar to those on the adjacent convenience store.
3. All comments of the Assistant City Engineer be addressed.
4. The overhead lights in the parking lot must be coordinated with those on the Holiday site.
5. The applicant enter into a site security agreement with the city.

Attachments

Location Map
Site Plan
Landscape Plan
Exterior Elevation
Exterior Elevation
Color Elevation
Color Elevation
Night photo of similar store
Night photo of similar store

Location Map

0 20 40 60

GRAPHIC SCALE IN FEET

SITE PLAN BASED ON SURVEY INFORMATION DATED OCTOBER 03, 2014 GENERATED BY SAMBATEK, INC.

SITE DATA:

ZONING:	COMMUNITY COMMERCIAL / PUD
PROPOSED USE:	RESTAURANT WITH DRIVE–THROUGH
GROSS LOT AREA:	40,815 SQ. FT. OR 0.93 ACRES
TOTAL BUILDING FOOTPRINT AREA: (GFA) (Excludes trash enclosure)	2,831 SQ. FT.
PERCENT BUILDING COVERAGE: (% of gross lot area)	6.9%
FLOOR AREA RATIO (2,831 / 40,815)	0.07
EXISTING IMPERVIOUS AREA: (building, sidewalk, & pavement)	3,291 SQ. FT.
PERCENT EXISTING IMPERVIOUS AREA: (3,291 / 40,815)	8.1%
PROPOSED IMPERVIOUS AREA: (building, private sidewalk, & pavement)	29,166 SQ. FT.
PERCENT PROPOSED IMPERVIOUS AREA: (29,166 / 40,815)	71.5%
PROPOSED LANDSCAPE AREA:	11,649 SQ. FT.
PERCENT LANDSCAPE AREA: (11,649 / 40,815)	28.5%

LEGAL DESCRIPTION:

Lot 1, Block 2,
GATEWAY COMMERCE CENTER,
Anoka County, Minnesota.

PARKING DATA:

REQUIRED PARKING STALLS:
1 space per 2 seats
64 Seats / 2 = 32 STALLS

PROPOSED PARKING STALLS:
Provided 9.0 x 18.0 36 STALLS
Provided Accessible (ADA) 2 STALLS
Provided Parking : 38 STALLS

Provided Drivethru Stack : 11 STACK

SETBACK: SPECIFIC TO THIS SITE

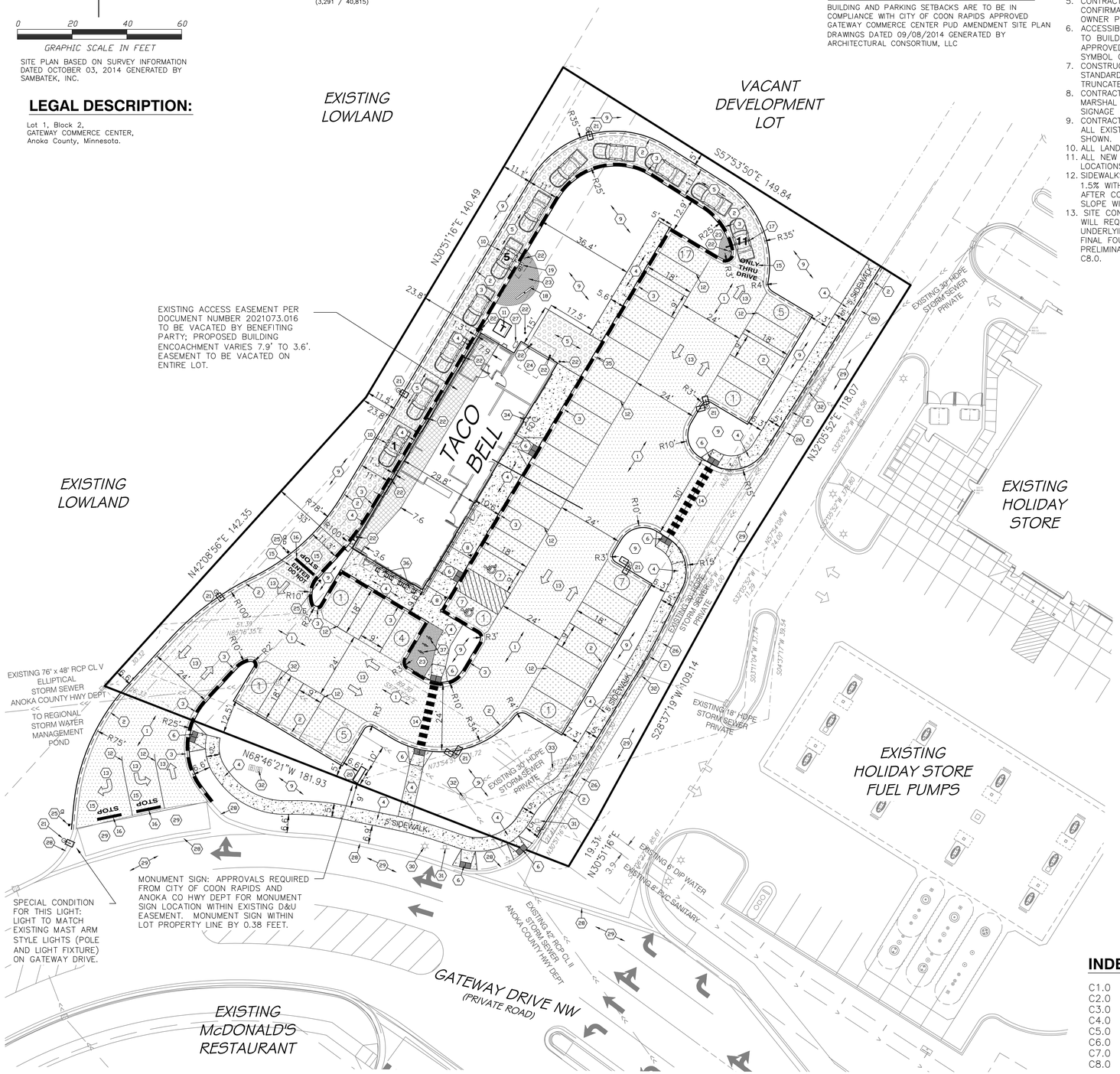
BUILDING AND PARKING SETBACKS ARE TO BE IN COMPLIANCE WITH CITY OF COON RAPIDS APPROVED GATEWAY COMMERCE CENTER PUD AMENDMENT SITE PLAN DRAWINGS DATED 09/08/2014 GENERATED BY ARCHITECTURAL CONSORTIUM, LLC

SITE PLAN NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND SPECIFICATIONS FOR LOCATION OF EXITS, RAMPS, CONCRETE APRONS AND STOOPS.
2. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
3. ALL CONCRETE SIDEWALKS ADJACENT TO BUILDING SHALL BE SEPARATED WITH A ½" EXPANSION JOINT.
4. CONTRACTOR SHALL VERIFY ALL CONDUIT REQUIREMENTS FOR MONUMENT SIGN POWER, LIGHTING, IRRIGATION, MENU BOARD, ORDER CONFIRMATION BOARD AND CANOPY, ETC WITH OWNER PRIOR TO PAVING.
5. CONTRACTOR SHALL VERIFY LOCATION OF THE MENU BOARD, ORDER CONFIRMATION BOARD AND CANOPY, AND CLEARANCE BAR WITH OWNER PRIOR TO PLACEMENT.
6. ACCESSIBLE ROUTE SHALL BE PROVIDED FROM ACCESSIBLE STALLS TO BUILDING ENTRANCE (SEE ADAAG REQUIREMENTS). POLE MOUNT APPROVED SIGNS CENTERED ON STALLS. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY ON STALL.
7. CONSTRUCT ACCESSIBLE PEDESTRIAN RAMP PER ADAAG AND MNDOT STANDARDS INCLUDING CONTRASTING DETECTABLE WARNING METAL TRUNCATED DOME PANELS.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FIRE MARSHAL FOR POSTING OF FIRE LANES, CURB MARKING AND SIGNAGE IF NEEDED.
9. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES THAT INTERFERE WITH NEW WORK AS SHOWN.
10. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED.
11. ALL NEW UTILITIES MUST BE UNDERGROUND. COORDINATE LOCATIONS WITH LOCAL UTILITY COMPANIES.
12. SIDEWALKS SHALL BE CONSTRUCTED WITH CROSS SLOPE OF 1.5% WITH ADJUSTMENT +/– 0.5%. SIDEWALKS WILL BE INSPECTED AFTER CONSTRUCTION. ANY SIDEWALK EXCEEDING 2.0% CROSS SLOPE WILL NEED TO BE REPLACED AT CONTRACTORS EXPENSE.
13. SITE CONSTRUCTION OF BUILDING AND SELECT SITE IMPROVEMENTS WILL REQUIRE FOUNDATION SUPPORT BY PILINGS DUE TO POOR UNDERLYING SOILS. SEE STRUCTURAL ENGINEER DRAWINGS FOR FINAL FOUNDATION SUPPORT DESIGN AT TIME OF CONSTRUCTION. PRELIMINARY FOUNDATION SUPPORT DATA IS PROVIDED ON SHEET C8.0.

GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
2. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATION SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE TACO BELL CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS.
3. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND PIPING, VALVING, ETC.
4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, LICENSED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AND PAVEMENT AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. THE LOCATIONS OF THE UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
6. ALL EXISTING DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY TACO BELL CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. ALL EXISTING CONCRETE CURBING AND APRONS AND EXISTING FIRE HYDRANT TO REMAIN SHALL BE PROTECTED FROM DAMAGE. CONTRACTOR TO REPAIR ANY DAMAGED EXISTING CURB AND APRONS AND EXISTING FIRE HYDRANT AT CONTRACTORS EXPENSE.



SITE PLAN LEGEND:

- BITUMINOUS PAVEMENT LIGHT DUTY
- BITUMINOUS PAVEMENT HEAVY DUTY
- CONCRETE PAVEMENT LIGHT DUTY
- CONCRETE PAVEMENT HEAVY DUTY
- B612 CURB AND GUTTER STANDARD
- B612 CURB AND GUTTER TIP–OUT
- EXISTING CURB AND GUTTER
- (##) PARKING COUNT
- TRAFFIC DIRECTION ARROWS

PROPERTY OWNER:

BORDER FOODS, INC.
CONTACT: BARB SCHNEIDER
5425 BOONE AVE. N.
NEW HOPE, MN 55428
PH (763) 489–2970
FX (763) 489–2971

ARCHITECT:

WCL ASSOCIATES, INC.
CONTACT: DEAN MADSON
4931 W. 35TH ST, STE 200
ST. LOUIS PARK, MN 55416
PH (952) 541–9969
FX (952) 541–9554

CIVIL ENGINEER:

CIVIL ENGINEERING
SITE DESIGN, LLC
CONTACT: SCOTT DAHLKE
118 EAST BROADWAY ST.,
PO BOX 566
MONTICELLO, MN 55362
PH (763) 314–0929
www.civilesd.com

INDEX OF CIVIL SITE DRAWINGS:

C1.0 SITE PLAN
C2.0 EXISTING CONDITIONS PLAN
C3.0 DEMOLITION PLAN
C4.0 GRADING AND DRAINAGE PLAN
C5.0 UTILITIES PLAN
C6.0 EROSION CONTROL PLAN
C7.0 STANDARD DETAILS
C8.0 PRELIMINARY FOUNDATION SUPPORT DATA

KEY NOTES

1. BITUMINOUS PAVEMENT AS SPECIFIED BELOW: (PARKING LOT ONLY)

	ASPHALT PAVING SECTION HEAVY DUTY	LIGHT DUTY	MnDOT SPECIFICATIONS
BIT. WEAR COURSE	2"	1 1/2"	SPWEA240B, MnDOT 2360
BIT. BASE COURSE	2"	2"	SPNWB230B, MnDOT 2360
AGGREGATE BASE (CL 5)	10"	8"	MnDOT 3138 (100% CRUSHED)

COMPACTION DENSITY BETWEEN 95% AND 100% OF THE MARSHALL DENSITY. 100% FOR AGGREGATE BASE.

2. B612 (6") CONCRETE CURB & GUTTER. MnDOT 2461 MIX 3Y22A SLIPFORM PLACEMENT OR MnDOT 2461 MIX 3Y32A MANUAL PLACEMENT.
3. B612 (6") CONCRETE OUTFLOW CURB & GUTTER. (TIP–OUT FLOWLINE). MnDOT 2461 MIX 3Y22A SLIPFORM PLACEMENT OR MnDOT 2461 MIX 3Y32A MANUAL PLACEMENT.
4. CONCRETE PAVEMENT LIGHT DUTY, WIDTH VARIES. 4" CONCRETE W/6"X6"–#10/10 W.W.M. (CONST. JTS @ 6' O.C.). SEE SECTION ON SHEET C4.0. MnDOT 2461 MIX 3Y22A SLIPFORM PLACEMENT OR MnDOT 2461 MIX 3Y32A MANUAL PLACEMENT.
5. CONCRETE PAVEMENT HEAVY DUTY, WIDTH VARIES. 6" CONCRETE W/6"X6"–#10/10 W.W.M. (CONST. JTS @ 12' O.C.). SEE SECTION ON SHEET C4.0. MnDOT 2461 MIX 3Y22A SLIPFORM PLACEMENT OR MnDOT 2461 MIX 3Y32A MANUAL PLACEMENT.
6. PED RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. REFERENCE MNDOT STANDARD PLAN 5–297.250 INCLUDING CONTRASTING DETECATLBLE WARNING METAL TRUNCATED DOME PANELS. DEPRESS BACK OF CURB AT RAMP.
7. PAINT INTERNATIONAL SYMBOL OF ACCESSABILITY–WHITE LATEX PAINT.
8. ACCESSIBLE PARKING SIGN (MNDOT #'S R7–8A AND R7–8B). CENTER SIGN ON PARKING STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON 6" CONCRETE BOLLARD. SEE DETAIL SHEET.
9. GREEN AREA. SEE LANDSCAPE PLAN.
10. SENSOR LOOP. CONFIRM WITH ARCHITECTURAL PLANS.
11. TRANSFORMER PAD BY GENERAL CONTRACTOR. INSTALL PER UTILITY COMPANY SPECIFICATIONS.
12. PAINT 4" WIDE SOLID STRIPE – WHITE LATEX PAINT.
13. PAINT TRAFFIC ARROWS – WHITE LATEX PAINT.
14. PAINT 12" WIDE SOLID CROSSWALK STRIPING – WHITE LATEX PAINT.
15. PAINT 24" HIGH LETTERS – WHITE LATEX PAINT.
16. PAINT 24" WIDE SOLID STRIPE – WHITE LATEX PAINT.
17. CLEARANCE BAR INSTALLED BY SIGN COMPANY. FOUNDATION BY GENERAL CONTRACTOR. SEE ARCHITECT PLANS FOR DETAILS.
18. MENU BOARD. INSTALLED BY SIGN COMPANY. FOUNDATION BY GENERAL CONTRACTOR. VERIFY SIZE WITH OWNERS ARCHITECT. SEE ARCHITECT PLANS FOR DETAILS.
19. ORDER CONFIRMATION BOARD AND CANOPY. INSTALLED BY SIGN COMPANY. FOUNDATIONS BY GENERAL CONTRACTOR. VERIFY SIZE WITH OWNERS ARCHITECT. SEE ARCHITECT PLANS FOR DETAILS.
20. MONUMENT STYLE SIGN WITH ELEVATED SIGN CABINET. SIGN VENDOR TO OBTAIN SIGN PERMIT FROM CITY. FOUNDATIONS BY GENERAL CONTRACTOR. VERIFY SIZE WITH OWNERS ARCHITECT AND SIGN VENDOR.
21. LIGHT POLE. REFER TO LIGHTING AND PHOTOMETRIC PLAN FOR LIGHT LOCATIONS AND SPECIFICATIONS. FOUNDATIONS BY GENERAL CONTRACTOR. VERIFY FOUNDATION SIZE WITH OWNERS ARCHITECT.
22. GUARD POST BOLLARD. CONFIRM LOCATION WITH ARCHITECT PLANS SEE DETAIL ON ARCHITECTS PLAN.
23. BRICK PAVERS ON SAND. SEE PROJECT SPECIFICATIONS. CONFIRM PAVER DETAILS WITH ARCHITECT AND/OR OWNER.
24. TRASH ROOM. SEE ARCHITECT PLANS FOR DETAILS.
25. INSTALL SIGNS, MOUNTED ON 6" CONCRETE BOLLARD. SIGNS TO BE PLACED BACK TO BACK ON SAME BOLLARD. GENERAL CONTRACTOR TO COORDINATE LOCATION.
    a) 'STOP' SIGN b) 'DO NOT ENTER' SIGN
26. SAWCUT AND REMOVE EXISTING BITUMINOUS CURB AND PAVEMENT AT MIN. 2.0' WIDTH FROM LIP EDGE OF REPLACEMENT CONCRETE CURB & GUTTER. PATCH BITUMINOUS PAVEMENT WITH HEAVY DUTY BITUMINOUS PAVEMENT. MATCH EXISTING PAVEMENT ELEVATIONS AND CROSS SLOPE.
27. GAS SERVICE METER LOCATION. GAS SERVICE UTILITY COMPANY TO PROVIDE METER.
28. EXISTING CONCRETE CURB AND GUTTER, APRON, CROSS GUTTER TO REMAIN IN PLACE. CONTRACTOR TO PROTECT.
29. EXISTING BITUMINOUS PAVEMENT TO REMAIN IN PLACE. CONTRACTOR TO PROTECT.
30. EXISTING STREET LIGHT TO REMAIN IN PLACE. CONTRACTOR TO PROTECT.
31. EXISTING STREET SIGN TO REMAIN IN PLACE. CONTRACTOR TO PROTECT.
32. EXISTING UTILITY TO REMAIN IN PLACE. CONTRACTOR TO PROTECT.
33. EXISTING FIRE HYDRANT TO REMAIN IN PLACE. CONTRACTOR TO PROTECT.
34. PROPOSED FIRE HYDRANT CONNECTION ON BUILDING WALL.
35. DEPRESS BACK OF CURB AT ACCESS TO TRASH ROOM.
36. OUTDOOR TABLES AND SEATING. SEE PROJECT SPECIFICATIONS. CONFIRM DETAILS WITH ARCHITECT AND/OR OWNER PRIOR TO ORDERING MATERIALS.
37. BIKE RACK. SEE PROJECT SPECIFICATIONS. CONFIRM DETAILS WITH ARCHITECT AND/OR OWNER PRIOR TO ORDERING MATERIALS.

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Taco Bell
1865 GATEWAY DRIVE
COON RAPIDS, MN 55448

PRELIMINARY NOT FOR CONSTRUCTION

Border Foods
5425 Boone Ave N.
New Hope,MN 55428

Contact: Barb Schneider
Phone: 763-489-2970

Consultant
SITE CONSTRUCTION PLANS PREPARED BY:
CIVIL ENGINEERING
SITE DESIGN
118 East Broadway St.
PO Box 566
Monticello, Mn 55362
Phone: 763–314–0929
www.civilesd.com

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

Printed Name: SCOTT DAHLKE
Signature: Scott Dahlke
Date: 02/02/15 License #: 24348

Print History	Date
SITE PLAN REVIEW	01.12.2015
SITE PLAN REVIEW	02.02.2015

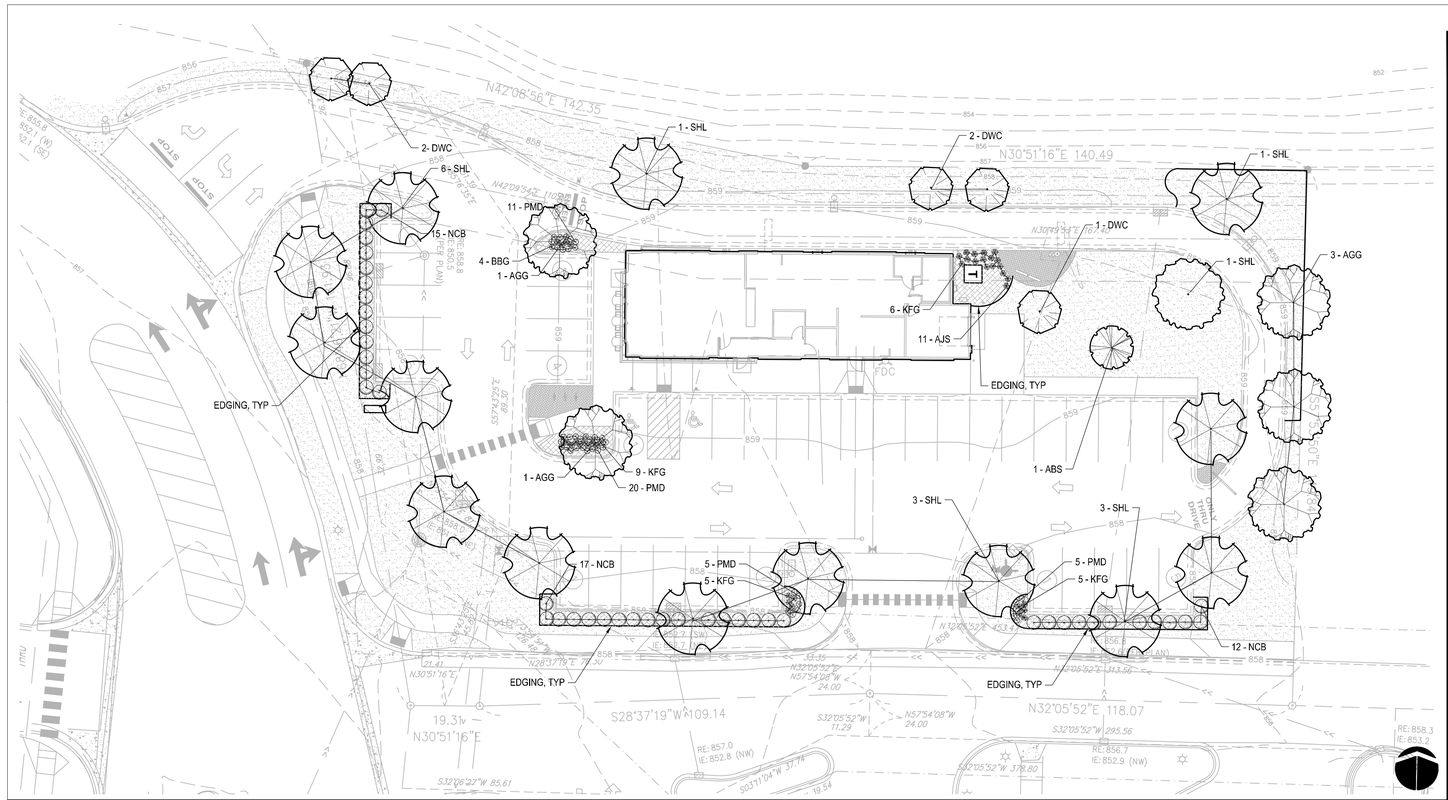
New Building
T-50, 64 Seats: 2,831 SF

SITE PLAN

Project 2014.0602
Drawn SD
Checked SD
CESD Project # 00492

C1.0

TACO BELL COON RAPIDS, MN



LANDSCAPE PLAN 1" = 20'-0' | 1

LANDSCAPE NOTES

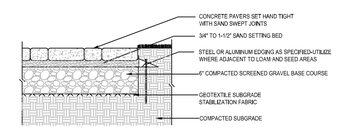
1. WHERE SHOWN, SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH (MIN. AFTER INSTALLATION AND/OR TOPDRESSING OPERATIONS) OF 1-1/2" BUFF LIMESTONE ROCK MULCH OVER WEED BARRIER. OWNER TO APPROVE ROCK SAMPLE PRIOR TO INSTALLATION. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
2. RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLE PRIOR TO INSTALLATION.
3. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMBNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
4. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
5. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
6. AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
9. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
10. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
11. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
12. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE A FULLY PROGRAMMABLE SYSTEM CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PATHWAY/BACK OF CURB.
13. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

LANDSCAPE REQUIREMENTS AREAS & CALCULATIONS

1. LANDSCAPE QUANTITIES, AS SHOWN, ARE PER ORIGINAL P.U.D. DOCUMENTS.

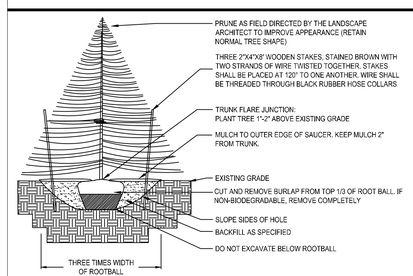
PAVERS SPECIFICATIONS:

1. PAVERS SHALL BE MANUFACTURER: INTERLOCK CONCRETE PRODUCTS
   STYLE: HOLLAND
   MATERIAL: CONCRETE
   SIZE: 4.25" x 8.25" x 3.125"
   COLOR: ROSEWOOD
2. SEE SITE PLAN FOR DIMENSIONS AND LAYOUT OF PAVER AREAS.

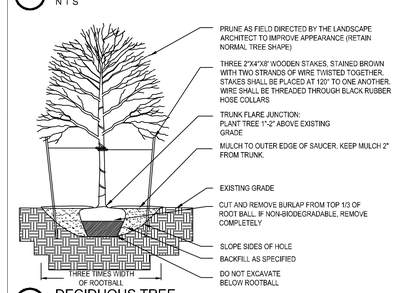


NOTES:
1. SEE PLAN FOR GENERAL LAYOUT.
2. FINAL LAYOUT, COLORS AND MATERIAL SUBJECT TO REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

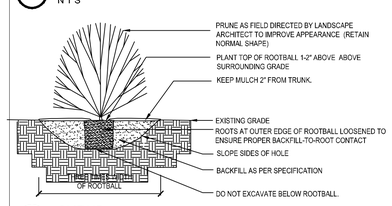
CONCRETE PAVERS
N T S



1 EVERGREEN TREE
N T S



2 DECIDUOUS TREE
N T S



3 SHRUB
N T S

PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
		DECIDUOUS TREES				
ABM	1	AUTUMN BLAZE MAPLE	Acer x freemanii 'Jeffersred'	2.5"	B&B	STRAIGHT LEADER. FULL FORM
AGG	5	AUTUMN GOLD GINKGO	Ginkgo biloba 'Autumn Gold'	2.5"	B&B	STRAIGHT LEADER. FULL FORM
SHL	14	SHADEMASTER HONEYLOCUST	Gleditsia triacanthos 'Shademaster'	2.5"	B&B	STRAIGHT LEADER. FULL FORM
		ORNAMENTAL TREES				
DWC	5	DONALD WYMAN CRABAPPLE	Malus 'Donald Wyman'	1.5"	B&B	STRAIGHT LEADER. FULL FORM
ABS	1	AUTUMN BRILLIANCE SERVICEBERRY (TREE)	Amelanchier x grandiflora 'Autumn Brilliance'	1.5"	B&B	STRAIGHT LEADER. FULL FORM
		DECIDUOUS SHRUBS				
NCB	33	NORTHERN CHARM BOXWOOD	Buxus 'Wilson'	24" HT.	CONT.	
		PERENNIALS & GRASSES				
AJS	11	AUTUMN JOY SEDUM	Sedum 'Autumn Joy'	#1	CONT.	
KFG	25	KARL FOERSTER GRASS	Calamagrostis x acutiflora "Karl Foerster"	#1	CONT.	
PMD	34	PARDON ME DAYLILLY	Hemerocallis 'Pardon Me'	#1	CONT.	
BBG	11	BLUE HEAVEN BLUESTEM	Schizachyrium scoparium 'Blue Heaven'	#1	CONT.	

LEGEND

- LAWN - SOD ALL AREAS NOT DESIGNATED OTHERWISE
- 1" DIA. DECORATIVE ROCK MULCH OVER FILTER FABRIC, SAMPLES REQUIRED
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.

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Taco Bell

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565 SNELLING AVE. N.
SAINT PAUL, MN.

Border Foods
5425 Boone Ave N.
New Hope,MN 55428

I hereby certify that this plan 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

Signature :
Name : Patrick J Sarver
Registration : 24904
Project Contact : Dean Madson
Phone Number : 952.541.9969

Print History	Date
SITE PLAN REVIEW	01/12/2015
SITE PLAN REVIEW	02/03/15
-	-
-	-
-	-
1 -	-
2 -	-
3 -	-

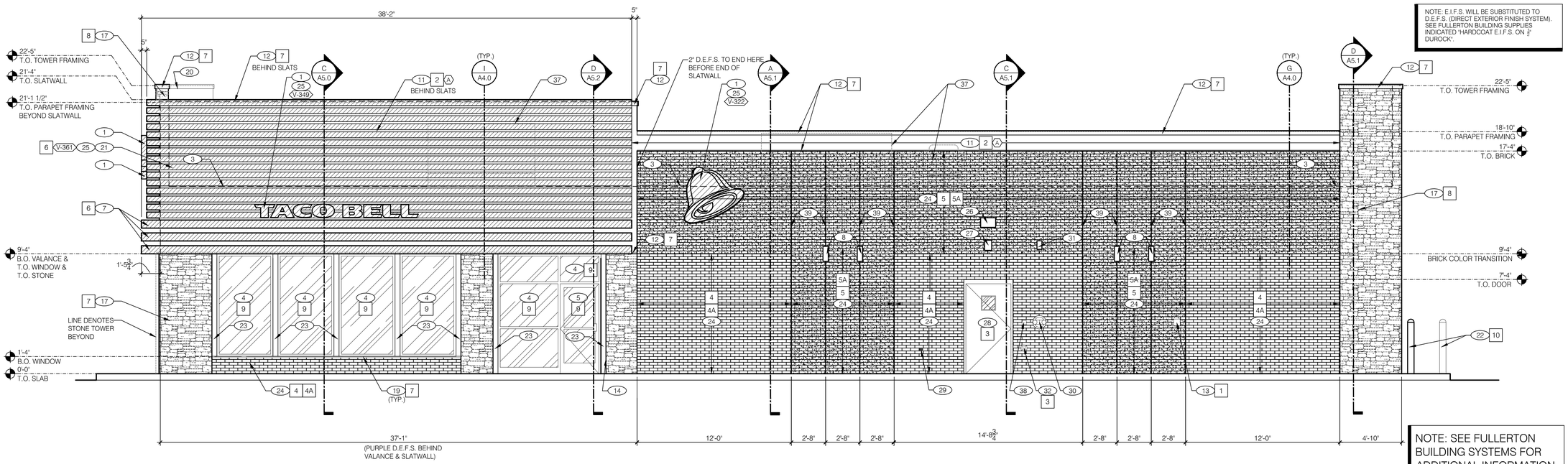
MODIFIED-SMALL 28-Ni
28 Seats: 1,840 G.S.F.

LANDSCAPE PLAN

Project 2014.06.06
Drawn JDS
Checked DSM

L-1

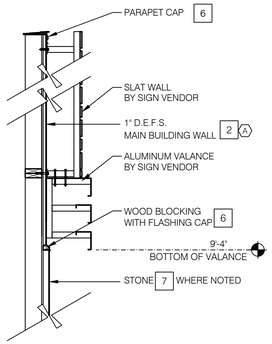
TACO BELL SNELLING AVE
ST. PAUL



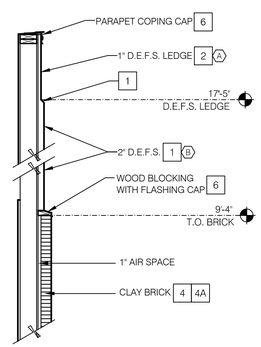
NOTE: E.I.F.S. WILL BE SUBSTITUTED TO D.E.F.S. (DIRECT EXTERIOR FINISH SYSTEM). SEE FULLERTON BUILDING SUPPLIES INDICATED "HARDCOAT E.I.F.S. ON ¾" DUROCK".

NOTE: SEE FULLERTON BUILDING SYSTEMS FOR ADDITIONAL INFORMATION.

EAST ELEVATION 1/4"=1'-0" | **A**



SLATWALL COLOR TRANSITION N.T.S. | **I**



D.E.F.S. COLOR TRANSITION N.T.S. | **G**

SYMBOL	AREA	MANUFACTURER	COLOR
1	MAIN BUILDING COLOR (D.E.F.S.)	SHERWIN WILLIAMS	SW 6122 "CAMEL BACK"
2	WALL BEHIND SLATWALL/PARAPET(D.E.F.S.)	SHERWIN WILLIAMS	SW 6831 "CLEMATIS"
3	PAINT	SHERWIN WILLIAMS	SW 2823 "ROCKWOOD CLAY"
4	CLAY BRICK	ACME BRICK	(101) CINNAMON BROWN OR APPROVED EQUAL CLAY BRICK
4A	BRICK MORTAR	ACME BRICK	MORTAR TO MATCH BRICK COLOR (101) CINNAMON BROWN
5	CLAY BRICK	ACME BRICK	(105) GOLDEN SUNSET OR APPROVED EQUAL CLAY BRICK
5A	BRICK MORTAR	ACME BRICK	MORTAR TO MATCH BRICK COLOR (105) GOLDEN SUNSET
6	SLATWALL, VALANCE AND CANOPY COLOR	SHERWIN WILLIAMS	SW 7034 "STATUS BRONZE"
7	PARAPET ROOF COPING & FLASHING	-	PREFINISHED: DARK BRONZE
8	SIMULATED STONE	BORAL STONE PRODUCTS	PROSTONE LEDGESTONE "VINTAGE WINE" PRO-482284
9	STOREFRONT WINDOWS & DOOR	TBD	PREFINISHED: ALUMINUM ANODIZED, COLOR: " DARK BRONZE"
10	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL

EXTERIOR FINISH SCHEDULE | **H**

MISCELLANEOUS
A. SEE SHT A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.
B. NOT USED. ~~"HIGH IMPACT MESH SHALL BE USED WHERE NOTED~~
C. THE PAINT COLORS SHOWN ARE COLOR REFERENCES FOR THE D.E.F.S. SUPPLIER (C)(D)
D. D.E.F.S. TEXTURE SHALL BE' FINE'.

SEALERS (REFER TO SPECS):
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY/TRELLIS.

LEGEND:
A. OWNER'S SIGN VENDOR SCOPE INCLUDES: SUPPLY AND INSTALLATION OF ALUMINUM SLATWALL, VALANCE, CANOPIES, AND ALL SIGNAGE (SWINGING BELL AND LETTERS INCLUDED).
B. DENOTES CLAY BRICK: FULL MODULAR SIZE, 3 5/8" x 2 1/4" x 7 5/8"
B. DENOTES D.E.F.S. (DIRECT EXTERIOR FINISH SYSTEM)

"CRITICAL" DIMENSIONS:
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/ BUILDING ELEMENTS DIMENSIONS.

EXTERIOR FINISH
1. CONTACT FOR EXTERIOR FINISH #6 AND #7 IS:
VERSETTA STONE WALL
GENE GUETZOW
262-215-8373

2. OWNER'S REPRESENTATIVE WILL IDENTIFY IF LOTUSAN PAINT WILL BE USED.

GENERAL NOTES | **F**

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-350	1	TACO BELL DRIVE THRU CANOPY	X
V-348	1	TACO BELL "BUILDING ACCENT"	X
V-361	3	SLAT WALL AND ALUMINUM VALANCE	X
		* REQUIRES ELECTRICAL CONNECTION. SEE ELECTRICAL PLANS.	

CANOPY AND BLDG. ACCENT SCHED. N.T.S. | **E**

(A) BASE THICKNESS - 1" THICK D.E.F.S.
(B) BASE THICKNESS - 2" THICK D.E.F.S.
D.E.F.S. = (DIRECT EXTERIOR FINISH SYSTEM)

D.E.F.S. THICKNESS N.T.S. | **B**

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-349	2	TACO BELL LETTERS 12" HIGH, WHITE, FLAT FACED	X
V-322	2	TACO BELL 'BELL' SIGN 4'-10 1/2"W x 4'-6 1/4"H	X

SIGN SCHEDULE N.T.S. | **C**

1. BUILDING SIGN PROVIDED BY SIGN VENDOR, UNDER SEPARATE PERMIT.
2. DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
3. DASHED LINES DENOTE ROOF PARAPET BEYOND.
4. STOREFRONT WINDOW SYSTEM. TYPICAL.
5. STOREFRONT DOOR
6. SWITCH GEAR AND METER.
7. ARCHITECTURAL ALUMINUM VALANCE PROVIDED BY SIGN VENDOR.
8. LIGHT SCONCE SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR. COLOR DARK BRONZE. CENTERLINE OF ELECTRICAL BOX TO BE AT 9'-4" AFF.
9. CANOPY WITH TURNBUCKELS PROVIDED BY SIGN VENDOR.
10. PREFINISHED DARK BRONZE SCUPPER, COLLECTOR, AND OPEN FACE DOWNSPOUT.
11. D.E.F.S. (TYP), SEE THICKNESS SCHEDULE B.
12. PREFINISHED PARAPET COPING. IF DURO-LAST EDGE TRIM IS USED. USE THE DURO-LAST PRE-FINISHED EDGE TRIM.
13. CO2 FILLER VALVE BOX & COVER. SEE DETAIL 5/A6.2 SIM.
14. D.E.F.S. REVEAL JOINT.
15. GAS SERVICE & METER. NO PAINT.
16. WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.
17. SIMULATED STONE.
18. ALUMINUM ROOF ACCESS LADDER AND DOOR. (DO NOT PAINT)
19. PRE-FINISHED METAL CAP FLASHING, COLOR DARK BRONZE.
20. PARAPET SHOWN BEYOND.
21. ALUMINUM SLAT WALL PROVIDED BY SIGN VENDOR.
22. BOLLARD, INSTALL OWNER SUPPLIED PLASTIC COVERS.
23. PREFRINISHED BREAK METAL COVER OVER WOOD STUDS TO MATCH STOREFRONT COLOR DARK BRONZE. SEE 3,4 & 7/A6.1.
24. CLAY BRICK. SEE FINISH SCHEDULE H, THIS SHEET FOR MATERIALS & COLORS.
25. PROVIDE 9/16" DIA. PAIGE WALL BUSTER PLASTIC CONDUIT STUBS INCLUDING NIPPLES THROUGH EXTERIOR WALL. INSTALL CONDUIT AT SLIGHT ANGLE DOWNWARDS TOWARD GRADE FOR EXTERIOR ILLUMINATED SIGNAGE AND SLAT WALL L.E.D. LIGHTING ONLY. COORDINATE LOCATIONS AND QUANTITIES OF CONDUIT WITH OWNERS SIGN MANUFACTURER/INSTALLER. SEAL ALL PENETRATIONS WEATHER TIGHT.
26. WALL PACK LIGHT FIXTURE SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR. COLOR DARK BRONZE.
27. EMERGENCY LIGHT FIXTURE WITH BATTERY BACK-UP SUPPLIED BY OWNER INSTALLED BY CONTRACTOR, COLOR DARK BRONZE.
28. SERVICE DOOR AND FRAME, PAINT.
29. HOSE BIB.
30. FIRE DEPARTMENT SIAMESE CONNECTION, NO PAINT.COMES PREFINISHED RED.
31. EMERGENCY LIGHT / ALARM FOR FIRE SUPPRESSION SYSTEM.
32. RELIEF VALVE PIPE FOR FIRE SUPPRESSION SYSTEM, PAINT.
33. INSULATED METAL OVERHEAD SECTIONAL DOOR, PAINT.
34. KEY PAD OPENER FOR OVERHEAD SECTIONAL DOOR.
35. STEEL PLATE JAMBS AND HEAD AT OVERHEAD SECTIONAL DOOR. PRIME AND EPOXY PAINT TO MATCH DARK BRONZE COLOR AT STOREFRONT.
36. FRESH AIR INTAKE METAL GRILLE, SEAL AND PAINT.
37. DASHED LINES DENOTE ROOF TOP EQUIPMENT BEHIND PARAPET.
38. PROVIDE FIRE DEPARTMENT KNOX BOX, VERIFY LOCATION WITH FIRE MARSHALL.
39. ½" CONTROL JOINT WITH BACKER ROD AND SEALANT.

KEY NOTES | **D**

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F..952..541-9554
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Taco Bell

HANSON BLVD. & HWY. 10
COON RAPIDS, MN 55448

PRELIMINARY NOT FOR CONSTRUCTION

Border Foods
5425 Boone Ave N.
New Hope,MN 55428

I hereby certify that this plan 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

Signature :
Name : Dave Clark
Registration : 14,883
Project Contact : Dean Madson
Phone Number : 952.541.9969

Print History	Date
CITY PLANNING REVIEW	01-12-2015
CITY PLANNING REVIEW	02-03-2015

New Building
T-50, 64 Seats: 2,831 SF

EXTERIOR ELEVATIONS

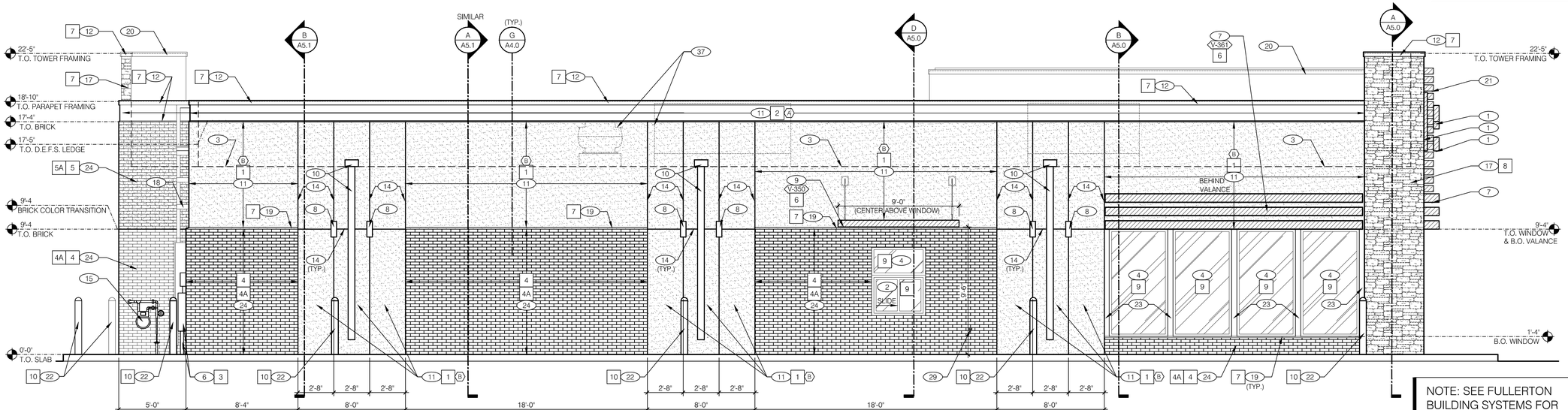
Project 2014.0602
Drawn JDS
Checked DSM

A4.0

TACO BELL COON RAPIDS, MN.

Dwg File: G:\2014\06_Border Foods\02_TacoBellCoonRapids\MN\40_CONSTR DOCS\070_A4_0-A4-1_Exterior\Elevations_20140602.dwg
Plotted: 8/18/2014 9:21:33 AM

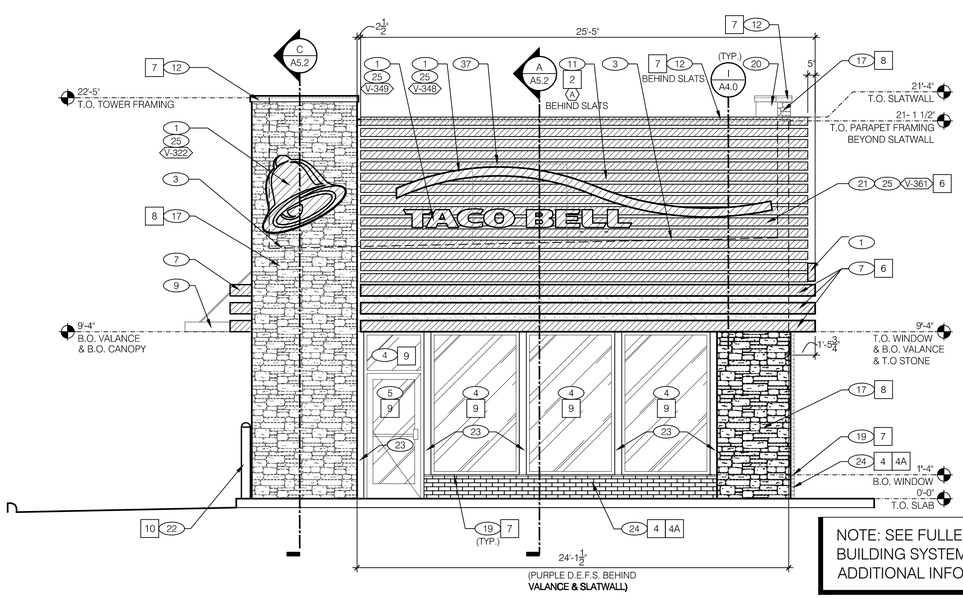
NOTE: E.I.F.S. WILL BE SUBSTITUTED TO D.E.F.S. (DIRECT EXTERIOR FINISH SYSTEM). SEE FULLERTON BUILDING SUPPLIES INDICATED "HARDCOAT E.I.F.S. ON ½" DUROCK".



NOTE: SEE FULLERTON BUILDING SYSTEMS FOR ADDITIONAL INFORMATION.

WEST ELEVATION 1/4" = 1'-0" | **A**

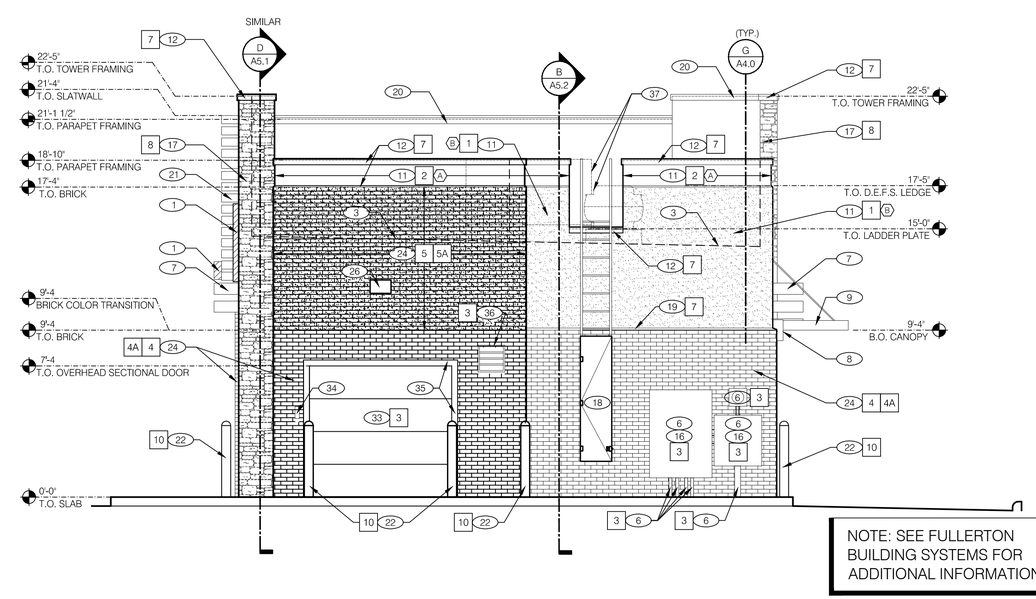
NOTE: E.I.F.S. WILL BE SUBSTITUTED TO D.E.F.S. (DIRECT EXTERIOR FINISH SYSTEM). SEE FULLERTON BUILDING SUPPLIES INDICATED "HARDCOAT E.I.F.S. ON ½" DUROCK".



NOTE: SEE FULLERTON BUILDING SYSTEMS FOR ADDITIONAL INFORMATION.

SOUTH ELEVATION 1/4" = 1'-0" | **C**

NOTE: E.I.F.S. WILL BE SUBSTITUTED TO D.E.F.S. (DIRECT EXTERIOR FINISH SYSTEM). SEE FULLERTON BUILDING SUPPLIES INDICATED "HARDCOAT E.I.F.S. ON ½" DUROCK".



NOTE: SEE FULLERTON BUILDING SYSTEMS FOR ADDITIONAL INFORMATION.

NORTH ELEVATION 1/4" = 1'-0" | **B**

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Taco Bell

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COON RAPIDS, MN 55448

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5425 Boone Ave N.
New Hope,MN 55428

I hereby certify that this plan 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

Signature :
Name : Dave Clark
Registration : 14,883
Project Contact : Dean Madson
Phone Number : 952.541.9969

Print History	Date
CITY PLANNING REVIEW	01-12-2015
CITY PLANNING REVIEW	02-03-2015
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-

New Building
T-50, 64 Seats: 2,831 SF

EXTERIOR ELEVATIONS

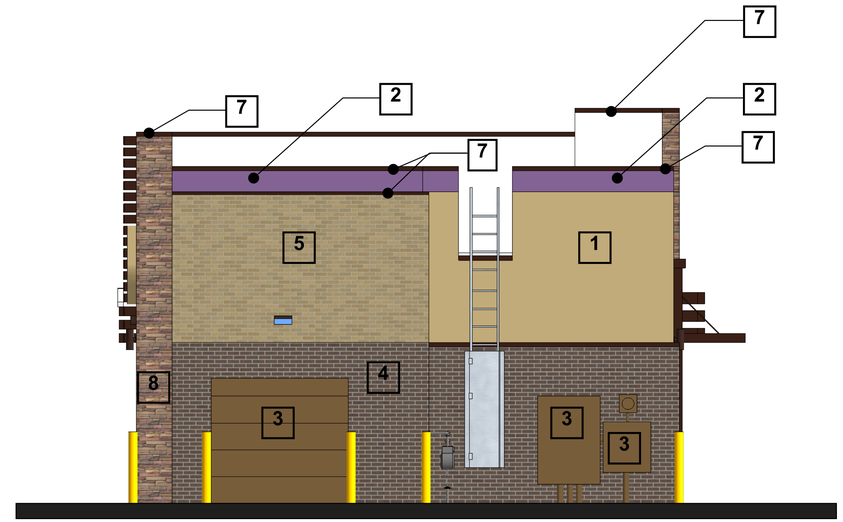
Project 2014.0602
Drawn JDS
Checked DSM

A4.1

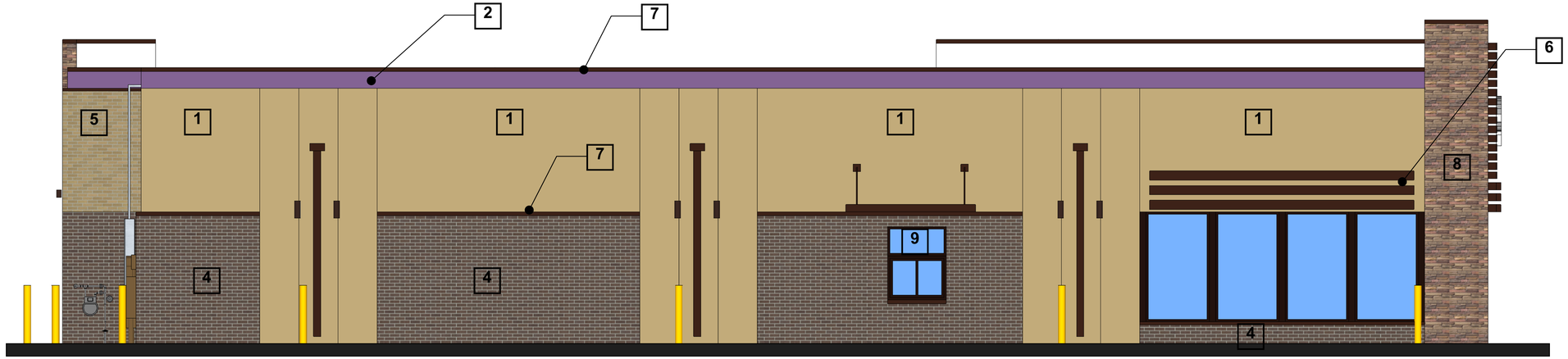
TACO BELL COON RAPIDS, MN.

Dwg File: G:\2014\06_Border Foods\02_TacoBellCoonRapidsMN40_CONSTR DOCS\070_A4_0-A4-1_ExteriorElevations_20140602.dwg
Plotted: 8/18/2014 9:21:33 AM

2 FRONT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 DRIVE THRU ELEVATION
1/4" = 1'-0"

1 DIRECT EXTERIOR FINISH SYSTEM (D.E.F.S.)	2 DIRECT EXTERIOR FINISH SYSTEM (D.E.F.S.)	3 PAINT	4 CLAY BRICK	5 CLAY BRICK	6 PREFINISHED METAL VALANCE AND SLAT WALL	7 PREFINISHED METAL PARAPET ROOF COPING & FLASHING	8 SIMULATED STONE	9 PREFINISHED ANODIZED ALUMINUM STOREFRONT
	BEHIND SLAT WALL AND PARAPET							

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TACO BELL

HANSON BLVD/HWY 10
1865 GATEWAY DRIVE NW
COON RAPIDS, MN 55448

PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify the this plan 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

SIGNATURE: _____
DAVE CLARK
REGISTRATION: 14,883

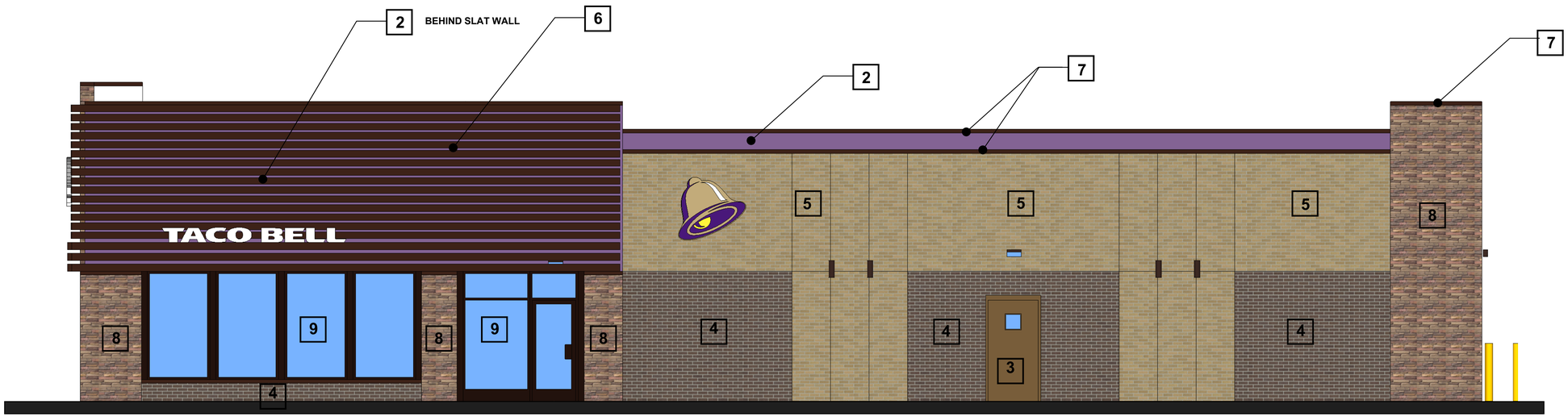
PRINT HISTORY	DATE
CITY PLANNING REVIEW	1/12/2015
CITY PLANNING REVIEW	2/3/2015

EXTERIOR ELEVATIONS

PROJECT: 2014.06.02
DRAWN: DM
CHECKED: DC

CB3

TACO BELL
COON RAPIDS, MN



1 **SIDE ENTRY ELEVATION**
1/4" = 1'-0"

SYMBOL	AREA	MANUFACTURER	COLOR
1	MAIN BUILDING COLOR (D.E.F.S.)	SHERWIN WILLIAMS	SW 6122 "CAMEL BACK"
2	WALL BEHIND SLATWALL/PARAPET(D.E.F.S.)	SHERWIN WILLIAMS	SW 6831 "CLEMATIS"
3	PAINT	SHERWIN WILLIAMS	SW 2823 "ROCKWOOD CLAY"
4	CLAY BRICK	ACME BRICK	(101) CINNAMON BROWN OR APPROVED EQUAL CLAY BRICK
4A	BRICK MORTAR	ACME BRICK	MORTAR TO MATCH BRICK COLOR (101) CINNAMON BROWN
5	CLAY BRICK	ACME BRICK	(105) GOLDEN SUNSET OR APPROVED EQUAL CLAY BRICK
5A	BRICK MORTAR	ACME BRICK	MORTAR TO MATCH BRICK COLOR (105) GOLDEN SUNSET
6	SLATWALL, VALANCE AND CANOPY COLOR	SHERWIN WILLIAMS	SW 7034 "STATUS BRONZE"
7	PARAPET ROOF COPING & FLASHING	-	PREFINISHED: DARK BRONZE
8	SIMULATED STONE	BORAL STONE PRODUCTS	PROSTONE LEDGESTONE "VINTAGE WINE" PRO-482284
9	STOREFRONT WINDOWS & DOOR	TBD	PREFINISHED: ALUMINUM ANODIZED, COLOR: " DARK BRONZE"
10	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL

EXTERIOR FINISH SCHEDULE H

1 DIRECT EXTERIOR FINISH SYSTEM (D.E.F.S.)

2 DIRECT EXTERIOR FINISH SYSTEM (D.E.F.S.)

BEHIND SLAT WALL AND PARAPET

3 PAINT

4 CLAY BRICK

5 CLAY BRICK

6 PREFINISHED METAL VALANCE AND SLAT WALL

7 PREFINISHED METAL PARAPET ROOF COPING & FLASHING

8 SIMULATED STONE

9 PREFINISHED ANODIZED ALUMINUM STOREFRONT

WCL
Associates, Inc.
Architecture
Interiors

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TACO BELL

HANSON BLVD/HWY 10
1865 GATEWAY DRIVE NW
COON RAPIDS, MN 55448

PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify the this plan 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

SIGNATURE: _____
DAVE CLARK
REGISTRATION: 14,883

PRINT HISTORY	DATE
CITY PLANNING REVIEW	1/12/2015
CITY PLANNING REVIEW	2/3/2015

EXTERIOR ELEVATIONS

PROJECT: 2014.06.02
DRAWN: DM
CHECKED: DC

CB2

TACO BELL
COON RAPIDS, MN

TACO BELL

TACO BELL
Breakfast
TACO BELL
TACO BELL

Planning Commission Regular **8.**

Meeting Date: 02/19/2015

Subject: Revocation Conditional Use Permit PC 07-16, 1919 122 Ave, McGee

From: Scott Harlicker, Planner

INTRODUCTION

The City is revoking the conditional use permit for a home occupation (massage therapy), the applicant is no longer operating the business at this address.

ACTIONS

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

60 DAY RULE

N/A

LOCATION

The property is located at 1919 122 Avenue.

DISCUSSION

Background Information

On April 19, 2007 the Planning Commission approved a conditional use permit for a home occupation (massage therapy).

On January 24, 2015 a letter was sent to Mr.McGee requesting confirmation that he still resides at the address and is operating the home occupation. On February 9, 2015, Mr. McGee notified the City that he is no longer operating the massage therapy business, he closed the business on December 26, 2014. Based on the applicant's phone call, the City began revocation proceedings.

A public hearing notice regarding the revocation was mailed to the applicant on February 4, 2015.

RECOMMENDATION

In Planning Case 07-16 revoke the home occupation conditional use permit for massage therapy business based on the finding that the home occupation is no longer in operation at this address.

Attachments

Location Map

Location Map

Planning Commission Regular **9.**

Meeting Date: 02/19/2015

Subject: 2014 Planning Commission Annual Report

From: Scott Harlicker, Planner

INFORMATION:

The 2014 Planning Commission Annual Report is attached for your review and comment.

ACTION REQUESTED

Staff recommends the Planning Commission accept the report.

Attachments

Letter

2014 Annual Report

February 19, 2015

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

Re: Report of Planning Commission Activities for 2014

Dear Mayor Koch and Councilmembers:

On behalf of the members of the Planning Commission, I wish to provide you with this report of the Planning Commission's activities for the year 2014.

During 2014, the Commission considered forty planning cases during ten regularly scheduled Commission meetings. The Commission also conducted one workshop meeting to discuss the new code section 11-1600 for Wind Generators and Solar Energy Systems.

The Commission's development review included the consideration of seven site plans. The site plans included design flexibility, freight terminal, Spiral Manufacturing 7,750 sq ft addition, and Mercy Hospital parking lot.

The Commission also considered one code change, one comp plan amendment, three conditional use permits, revocation of twenty-one conditional use permits, one PUD, two lot splits, three plats, and one registered land survey.

The Commission's contributions and efforts in 2014 continue to reflect each Commissioner's dedication to their role in shaping the physical development of our community. We wish to express our appreciation for the continuing respect received from the City Council and the support provided to us by the City's cable television, engineering, legal and planning staffs and by our recording secretary.

Respectfully submitted,

Wayne Schwartz, Vice-Chair
Coon Rapids Planning Commission

Attachment

2014 PLANNING COMMISSION
ANNUAL REPORT

COMMISSIONERS

Jenny Geisler, Chair

Wayne Schwartz, Vice Chair

Denise Hosch (March-December)

Cedric Lattimore (Jan-March)

Jonathan Lipinski

Donna Naeve

Zachary Stephenson

Julia Stevens

2014 PLANNING COMMISSION
REGULAR MEETING ATTENDANCE

Meeting/Commissioner	Geisler, Chair	Schwartz, Vice Chair	Hosch	Latimore	Lipinski	Naeve	Stephenson	Stevens
January	●	●		●	●	●	○	●
February	●	●		●	○	○	●	○
March	●	●	Appointed ●	Resigned	●	○	●	●
April	●	●	●	-	●	●	●	○
May	No Meeting							
June	●	○	●	-	●	●	●	●
July	●	●	●	-	●	●	○	●
August	●	●	○	-	●	●	●	●
September	●	●	●	-	●	●	●	●
October	○	●	●	-	●	●	●	●
November	●	●	●	-	●	○	●	●
December	No Meeting							

● = present ○ = absent

2014 PLANNING COMMISSION
WORK SESSION ATTENDANCE

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

● = present ○ = absent

2014 PLANNING COMMISSION

PLANNING CASES BY MONTH AND TYPE

		Amendments		Conditional Use Permits	Conditional Use Pemit Home Occupation			PUD	Property Subdivision			Site Plan
	Code Changes	Comp Plan	Zoning		New	Review	Revoke		Lot Split	Preliminary Plat	RLS	
January					13-30							
February										13-31	14-02	13-24, 13-32, 14-01
March				14-03						14-06		14-05, 14-07
April	14-08											14-04
May	No Meeting											
June				14-09			89-56					14-10
July							91-59, 91-92, 95-35, 95-53, 96-25/A					
August							98-46, 99-05, 99-59			14-11		
September							00-15, 00-51, 01-86, 03-24, 03-57, 03-66		14-12			
October		14-17					04-43, 06-16, 06-37, 06-45, 06-56, 08-23		14-16			
November								14-15				
December	No Meeting											

2014 PLANNING COMMISSION
DEVELOPMENT CONSIDERATIONS AND APPROVALS

Case	Petitioner Location	Proposal	Staff Recommendation	Commission		Council	
				Date	Action	Date	Action
89-56	Virginia Mattson 360 124th Ln	**Revocation of Conditional Use Permit for Home Occupation** - Photography Studio	Revoke	6/19/2014	Revoked	n/a	n/a
91-59	Ronald Fries 405 112th Ln	**Revocation of Conditional Use Permit for Home Occupation** - Small Engine Repair	Revoke	7/17/2014	Revoked	n/a	n/a
91-92	Joseph Faubert 341 110th Ln	**Revocation of Conditional Use Permit for Home Occupation** - Vertical Blinds Assembly	Revoke	7/17/2014	Revoked	n/a	n/a
95-35	Kathryn Howard 11900 Kerry St	**Revocation of Conditional Use Permit for Home Occupation** - Beauty Shop	Revoke	7/17/2014	Revoked	n/a	n/a
95-53	Patricia Berg Johnson 13060 Raven St	**Revocation of Conditional Use Permit for Home Occupation** - Beauty Shop	Revoke	7/17/2014	Revoked	n/a	n/a
96-25/A	Keith Christensen 2787 128th Ave	**Revocation of Conditional Use Permit for Home Occupation -** Photography Studio	Revoke	7/17/2014	Revoked	n/a	n/a
98-46	Frank Ronneng 3944 123rd Ave	**Revocation of Conditional Use Permit for Home Occupation -** Vacuum Cleaner Sales	Revoke	8/21/2014	Not Revoked	n/a	n/a
99-05	Clayton Toman 11832 Olive St	**Revocation of Conditional Use Permit for Home Occupation -** Piano Lessons	Revoke	8/21/2014	Revoked	n/a	n/a
99-59	Del Nies 12549 Flintwood Dr	**Revocation of Conditional Use Permit for Home Occupation -** Tax Preparation	Revoke	8/21/2014	Revoked	n/a	n/a
00-15	Stephen Engle 900 117th Ln	**Revocation of Conditional Use Permit for Home Occupation -** Chiropractic Office	Revoke	9/18/2014	Revoked	n/a	n/a
00-51	Barton & Ann Stark 2608 116th Ln	**Revocation of Conditional Use Permit for Home Occupation - Chiropractic Office**	Revoke	9/18/2014	Revoked	n/a	n/a

Case	Petitioner Location	Proposal	Staff Recommendation	Commission		Council	
				Date	Action	Date	Action
01-86	Daniel Swezey 2620 111th Ave	**Revocation of Conditional Use Permit for Home Occupation -** Trusted Roof Company	Revoke	9/18/2014	Revoked	n/a	n/a
03-24	James Wiemann 517 108th Ave	**Revocation of Conditional Use Permit for Home Occupation -** Gun Smith	Revoke	9/18/2014	Revoked	n/a	n/a
03-57	Patricia Urick 13234 Martin St	**Revocation of Conditional Use Permit for Home Occupation -** Skin Care Business	Revoke	9/18/2014	Revoked	n/a	n/a
03-66	Laurel Benedict 10277 Mississippi Blvd	**Revocation of Conditional Use Permit for Home Occupation -** Music Lessons	Revoke	9/18/2014	Revoked	n/a	n/a
04-43	Cindy Pfeifer 12231 Foley Blvd	**Revocation of Conditional Use Permit for Home Occupation - Beauty Shop**	Revoke	10/16/2014	Revoked	n/a	n/a
06-16	Gregory & Ruth Bittner 9829 Ilex St	**Revocation of Conditional Use Permit for Home Occupation** - Tea with Grace	Revoke	10/16/2014	Revoked	n/a	n/a
06-37	Patricia Jewelle 559 113th Ave	**Revocation of Conditional Use Permit for Home Occupation** - Massage Therapy	Revoke	10/16/2014	Revoked	n/a	n/a
06-45	Vy Tuong Nguyen 9940 Norway St	**Revocation of Conditional Use Permit for Home Occupation** - Retail Sales	Revoke	10/16/2014	Revoked	n/a	n/a
06-56	Chad Loxtercamp 10028 Linnet St	**Revocation of Conditional Use Permit for Home Occupation - Beauty Shop**	Revoke	10/16/2014	Revoked	n/a	n/a
08-23	Jason Ellie 12416 Flintwood St	**Revocation of Conditional Use Permit for Home Occupation - Chiropractic Office**	Revoke	10/16/2014	Revoked	n/a	n/a
13-24	Jack Ovick 430 Coon Rapids Blvd	**Site Plan -** amend to allow design flexibility	Deny	2/20/2014	Denied	3/4/2014	Failed
13-30	North Point Church 10731 Hanson Blvd	**Conditional Use Permit** - place of worship	Approve	11/21/2013 12/19/2013 1/16/2014	Postponed Postponed Denied	2/5/2014	Approved

Case	Petitioner Location	Proposal	Staff Recommendation	Commission		Council	
				Date	Action	Date	Action
13-31	T & J Balfany 127th Ave	**Plat** - Tylers Cove	Postpone Approve	1/16/2014 2/20/2014	Postponed Approved	3/4/2014	Approved
13-32	Frauenshuh Healthcare 11850 Blackfoot St	**Site Plan** - amend to allow design flexibility	Postpone Approve	1/16/2014 2/20/2014	Postponed Approved	3/4/2014	Approved
14-01	Amcon Construction Evergreen Blvd & 87th Ln	**Site Plan -** 42,000 sq ft freight terminal	Approve	2/20/2014	Approved	n/a	n/a
14-02	Amcon Construction Evergreen Blvd & 87th Ln	**Registered Land Survey** - subdivide 23 acre parcel into two lots	Approve	2/20/2014	Approved	3/4/2014	Approved
14-03	Chanticlear Pizza 11706 Crooked Lake Blvd	**Conditional Use Permit** - restaurant	Approve	3/20/2014	Approved	n/a	n/a
14-04	Spiral Manufacturing 11419 Yellow Pine St	**Site Plan** - 7,750 sq ft addition and outdoor storage	Postpone Approve	3/20/2014 4/17/2014	Postponed Approved	n/a	n/a
14-05	Mercy Hospital 3848-3960 Coon Rapids Blvd	**Site Plan and Conditional Use Permit** - construct a parking lot	Approve	3/20/2014	Approved	4/1/2014	Approved
14-06	Mercy Hospital Coon Rapids Blvd & Yucca St	**Plat** - Mercy Hospital Addition	Approve	3/20/2014	Approved	4/1/2014	Approved
14-07	Mercy Hospital 4050 Coon Rapids Blvd	**Site Plan** - design flexibility for overall signage plan	Approve	3/20/2014	Approved	4/1/2014	Approved
14-08	City of Coon Rapids	**Code Change -** establish Section 11-1600 Alternative Energy Sources and Systems	Approve	4/17/2014	Approved	5/6/2014 5/20/14	Introduced Adopted
14-09	Hmong Alliance Church 11299 Hanson Blvd	**Conditional Use Permit -** place of worship	Approve	6/19/2014	Approved	n/a	n/a
14-10	Allina Clinic 9055 Springbrook Dr	**Site Plan** - design flexibility for overall signage plan	Approve	6/19/2014	Approved	7/1/2014	Approved

Case	Petitioner Location	Proposal	Staff Recommendation	Commission		Council	
				Date	Action	Date	Action
14-11	Richard Nordlund 8780 University Ave	**Plat -** Tyler Addition	Postpone Approve	7/17/2014 8/21/14	Postponed Approved	9/2/2014	Approved
14WC1	AT&T Pheasant Ridge Park	**Cell Tower**	Postpone Postpone	8/21/2014 10/16/2014 11/20/2014	Postponed Postponed withdrawn	n/a	n/a
14-12	Dan Super 10425 Jay St	**Lot Split**	Approve	9/18/2014	Approved	10/7/2014	Approved
14-13	n/a	**withdrawn**	n/a	n/a	n/a	n/a	n/a
14-14	Mercy Hospital 4050 Coon Rapids Blvd	**Site Plan -** design flexibility for two monument signs	Approve	9/18/2014	Approved	10/7/2014	Approved
14-15	Gateway Commerce Center 1865 Gateway Dr	**PUD** - amend to allow restaurant with drive-thru instead of bank	Approve	10/16/2014 11/20/14	Postponed Approved	12/2/2014	Approved
14-16	Boden 1221 Olive St	**Lot Split**	Approve	10/16/2014	Approved	11/5/2014	Approved
14-17	City of Coon Rapids	**Comp Plan** - Foley Blvd Station Area	Approve	10/16/2014	Approved	11/5/2014	Tabled