PLANNING COMMISSION AGENDA

Thursday, April 16, 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 Previous meeting - March 19

Old Business

New Business

1. PC15-13, Land use amendment to change the land use from Office, General Commercial and Moderate Density Residential to High Density Residential

2. PC15-14, Zone change to change the zoning from Office, General Commercial and Moderate Density Residential to High Density Residential

3. PC 15-15 Ordinance amendment to Section 11-1500 to amend the procedural requirement for rescinding subdivision approval

Other Business

Current Development

Adjourn

Planning Commission Regular

Meeting Date: 04/16/2015

SUBJECT: Approval of Minutes from Previous meeting - March 19

Attachments

Draft March 19th Minutes

COON RAPIDS PLANNING COMMISSION MEETING OF MARCH 19, 2015

CALL TO ORDER

The regular agenda meeting of the Coon Rapids Planning Commission was called to order by Chair Schwartz at 6:30 p.m.

Members Present: Chair Wayne Schwartz, Commissioners Denise Hosch, Ray Knoblauch, Jonathan Lipinski, Mary Schmolke, and Julia Stevens.

Members Absent: Commissioner Zachary Stephenson

Staff Present: Community Development Director Grant Fernelius; Planner Scott Harlicker; Economic Development Specialist Matt Brown, Assistant City Attorney Doug Johnson, and Assistant City Engineer Mark Hansen.

PLEDGE OF ALLEGIANCE

Chair Schwartz led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE AGENDA AS AMENDED CONTINUING ITEMS 2 AND 3 TO THE APRIL 16, 2015 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE JANUARY 15, 2015 AND FEBRUARY 19, 2015 REGULAR MINUTES

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF JANUARY 15, 2015, AS PRESENTED. THE MOTION PASSED 3-0-3 (KNOBLAUCH, LIPINSKI AND SCHMOLKE ABSTAINED)

MOTION BY COMMISSIONER KNOBLAUCH, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF FEBRUARY 19, 2015, AS PRESENTED. THE MOTION PASSED 3-0-3 (HOSCH, LIPINSKI AND STEVENS ABSTAINED).

NEW BUSINESS

1. PLANNING CASE 15-12 – AMENDMENT TO GATEWAY COMMERCE CENTER PLANNED UNIT DEVELOPMENT – PUBLIC HEARING

It was noted the applicant is seeking approval to amend the final PUD to change the uses allowed to include an auto dealership and a swim center. The cul de sac will also be shortened and one of

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the restaurant sites will be eliminated. Staff discussed the case in detail with the Commission and recommended approval of the PUD amendment with conditions.

Commissioner Stevens asked if the flow of traffic would be altered if two hotels were located in the small area off of Hanson Boulevard. Planner Harlicker did not believe that hotels generated as much traffic as larger retail uses. He explained that if different uses were to move forward than specified on the plan, another traffic study would have to be completed.

Commissioner Lipinski recommended that the Condition 1 be amended to read that only one "new" car dealership is allowed in the PUD. Planner Harlicker agreed with this recommendation.

Commissioner Knoblauch asked if the car dealership would focus on only new car sales. Planner Harlicker anticipated that the dealership would sell new and some used cars, while also providing car repair services.

Commissioner Knoblauch requested further information about where signs would be located. Planner Harlicker discussed the location and number of monument signs that could be placed within the proposed PUD.

Jonathan Adams, representative of the applicant, thanked staff for the thorough report. He explained that he was working with a new car dealership and was excited to be bringing a unique, one-of-a-kind swim facility to the City of Coon Rapids.

Commissioner Stevens suggested that the four acre building pad on the site be marked retail/office/hotel in order to keep these options viable. Mr. Adams stated he could make this adjustment.

Chair Schwartz opened the public hearing at 6:55 p.m.

Cal Pilzer, 110th Avenue NW, expressed concerns with the proposed auto dealership. He feared that the dealership would increase traffic and would adversely impact the environment. He recommended that a safety net be left in place with the City to ensure the proper businesses were located within this PUD. In addition, he believed the site was over parked. He noted he supported the swim school but recommended the car dealership portion be eliminated from the PUD as it would cause pollution to the site.

Chair Schwartz closed the public hearing at 7:01 p.m.

Mr. Adams discussed the PUD further with the Commission and noted no additional parking space was being proposed from the original PUD. He reported the cul-de-sac was reduced in size.

Commissioner Lipinski asked if a wetland or stormwater permit was required for this request. Planner Harlicker noted a permit was received with the original PUD when the mass grading for the site was completed. He indicated only finishing grading work was needed. He explained the

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developer would be working with the watershed district in case any further permits were needed. He reported this could be added as Condition 10.

Commissioner Hosch questioned if the required number of trees should be specified. Planner Harlicker indicated Condition 6 could be revised to read: The site plan must include enough trees to be consistent with the previously approved PUD site plan.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE PLANNING CASE 15-12, THE AMENDMENT TO THE PUD WITH THE FOLLOWING CONDITIONS:

1. ONLY ONE PRIMARILY NEW CAR DEALERSHIP IS ALLOWED IN THE PUD.
2. ALL CONDITIONS OF THE ORIGINAL PUD APPROVAL OF DECEMBER 18, 2007 ARE INCLUDED IN THIS APPROVAL.
3. THE APPLICANT RECEIVE ALL PERMITS NECESSARY FOR THE GRADING DONE AS PART OF THE CUL DE SAC WORK.
4. APPROVAL AND EXECUTION OF AN AMENDMENT FOR THE PUD AGREEMENT.
5. THE SIDEWALK ALONG GATEWAY DRIVE MUST BE SHOWN ON THE SITE PLAN.
6. ADDITIONAL TREES MUST BE INSTALLED IN THE DEALERSHIP PARKING LOT AND BETWEEN THE PARKING LOT AND THE PROPERTY LINE CONSISTENT WITH THE PREVIOUSLY APPROVED PUD SITE PLAN.
7. THE SIDEWALK CONNECTIONS BETWEEN THE TRAIL ALONG THE WETLANDS AND GATEWAY DRIVE MUST BE SHOWN.
8. ADDITIONAL LANDSCAPING MUST BE INSTALLED BETWEEN THE SWIM CENTER AND GATEWAY DRIVE.
9. THE ELEVATION OF THE SWIM CENTER BUILDING FACING GATEWAY DRIVE MUST INCLUDE VARYING WALLS, PLANES OR OTHER ARCHITECTURAL FEATURES TO PROVIDE ARTICULATION TO THE BUILDING.
10. APPLICANT WILL RECEIVE ALL PERMITS NECESSARY FROM THE COON CREEK WATERSHED DISTRICT AND THE CITY OF COON RAPIDS.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the April 7, 2015 City Council meeting.

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2. PLANNING CASE 15-6 – PRELIMINARY PLAT – SALVATION ARMY – COON RAPIDS BOULEVARD EXTENSION AND VALE STREET – PUBLIC HEARING

Chair Schwartz indicated the Salvation Army has withdrawn their request.

Chair Schwartz opened and closed the public hearing at 7:08 p.m. as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER HOSCH, TO ACCEPT THE APPLICANT'S REQUEST TO WITHDRAW PLANNING CASE 15-6. THE MOTION PASSED UNANIMOUSLY.

3. PLANNING CASE 15-5 – SITE PLAN – SALVATION ARMY – COON RAPIDS BOULEVARD EXTENSION AND VALE STREET – PUBLIC HEARING

Chair Schwartz indicated the Salvation Army has withdrawn their request.

Chair Schwartz opened and closed the public hearing at 7:09 p.m. as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER HOSCH, ACCEPT THE APPLICANT'S REQUEST TO WITHDRAW PLANNING CASE 15-5. THE MOTION PASSED UNANIMOUSLY.

4. CASE 15-10 – PRELIMINARY PLAT – ROBINWOOD PLAT 6 – 109TH LANE AND CROOKED LAKE BOULEVARD – COON RAPIDS LEASED HOUSING ASSOC. – PUBLIC HEARING

It was noted the applicant is requesting preliminary plat approval to replat approximately 30 acres in PORT Campus Square into two lots and three outlots. Lot 1 is the Coon Rapids ice arena and Lot 2 is for a proposed senior housing building. The outlots are reserved for future development, a city park and access roads. Staff discussed the request further and recommended approval of the preliminary plat with conditions.

Chair Schwartz opened and closed the public hearing at 7:13 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 15-10, THE PRELIMINARY PLAT WITH THE FOLLOWING CONDITIONS:

1. ALL COMMENTS OF THE ASSISTANT CITY ENGINEER BE ADDRESSED.

2. THAT PORTION FO THE RIGHT-OF-WAY OF CROOKED LAKE BOULEVARD THAT IS TO INCLUDE AS PART OF LOT 2 MUST BE FORMALLY VACATED BY THE CITY PRIOR TO RECORDING THE PLAT.

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THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the April 7, 2015 City Council meeting.

5. PLANNING CASE 15-11 - SITE PLAN SENIOR HOUSING – CROOKED LAKE BOULEVARD AND 109TH LANE – COON RAPIDS LEASED HOUSING ASSOCIATES – PUBLIC HEARING

It was noted the applicant is requesting site plan approval to construct a 166 unit senior housing apartment building with underground parking. Staff reviewed the case along with the request for Use Flexibility with the Planning Commission and recommended approval of the site plan and use flexibility with conditions.

Assistant City Attorney Johnson recommended that Condition 6 be added to address the request for Use Flexibility. He advised this condition read: Use Flexibility for 35 units be approved based on the findings as stated in the supplemental memo.

Commissioner Schmolke asked if the site was adequately parked. Planner Harlicker indicated the site was well parked and any overflow could be located at the ice arena.

Commissioner Lipinski questioned if the trash enclosure would be located outside and asked if this was conducive to the elderly clientele. Planner Harlicker noted a trash enclosure would have to be built with similar building materials if located outside the building and would have to have gates. He recommended the applicant provide further comment on the proposed location of the trash enclosure and how this would impact the clientele.

Commissioner Stevens inquired if a bike rack should be located on this site. Planner Harlicker noted the trails would be used primarily for walking. He deferred this question to the applicant.

Ryan Lunderby, Dominium, discussed the long term developments his company has in the metro area. He reviewed an exterior materials board with the Planning Commission.

Chair Schwartz questioned how the siding would be installed on the building. Mike Kritch, BKB Group, provided comment that the siding that would be placed on the building. He noted that the siding would be placed horizontally on the building and the gables would have a layered architectural detail.

Mr. Lunderby believed the parking lot size would adequately meet the needs of the site. He clarified that the trash receptacle would be stored inside the garage area and would then be wheeled out on collection day. He reported there would be internal trash chutes on each floor to assist with the collection of garbage for the seniors. He indicated he could include a bike rack, but suggested this be located in the garage area if requested by the residents.

Chair Schwartz opened and closed the public hearing at 7:38 p.m., as no one wished to address the Planning Commission.

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Planner Harlicker suggested Condition 5 be amended as the applicant will not be constructing a trash enclosure, but rather a concrete pad to be used on trash pickup days.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE PLANNING CASE 15-11, THE SITE PLAN WITH THE FOLLOWING CONDITIONS:

1. ALL ENGINEERING COMMENTS MUST BE ADDRESSED.
2. AN ADDITIONAL TWO STREET TREES BE PLANTED ALONG 109TH LANE AND SIX TREES ALONG CROOKED LAKE BOULEVARD.
3. A TREE PRESERVATION PLAN BE APPROVED BY THE CITY FORESTER AND ITS IMPLEMENTATION VERIFIED PRIOR TO GRADING COMMENCING ON SITE.
4. SEATING BE PROVIDED ON THE PLAZA IN FRONT OF THE MAIN ENTRANCE.
5. THE APPLICANT WILL CONSTRUCT A CONCRETE PAD FOR THE TRASH RECEPTACLES.
6. USE FLEXIBILITY FOR 35 UNITS BE APPROVED BASED ON THE FINDINGS AS STATED IN THE SUPPLEMENTAL MEMO.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the April 7, 2015 City Council meeting.

6. PLANNING CASE 15-11A – RESOLUTION FINDING PROPOSED TIF DISTRICT CONSISTENT WITH THE COMPREHENSIVE PLAN – PUBLIC HEARING

It was noted the Commission is being asked to consider a Resolution finding that a proposed Tax Increment Financing (TIF) District is consistent with the Comprehensive Plan. Staff discussed the request further with the Commission and recommended adoption of a Resolution finding that the modification to the Redevelopment Plan for Redevelopment Project Area No. 1 and the TIF plan for TIF District No. 1-31 confirms with the Comprehensive Plan.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHMOLKE, TO ADOPT RESOLUTION NO. 15-1 FINDING THAT THE MODIFICATION TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NO. 1 AND THE TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 1-31 CONFORM TO THE COMPREHENSIVE PLAN. THE MOTION PASSED UNANIMOUSLY.

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

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7. CONSIDER FOLEY BOULEVARD STATION AREA PLAN

It was noted the Commission is being asked to consider a revised version of the Foley Boulevard Station Area Plan. While the Commission recommended approval of a previous version of the Station Area Plan in November 2014, the Council expressed concerns with the policies recommended by that Plan. Staff and the consultant have since modified the document and recommends approval of the revised plan.

Commissioner Knoblauch asked if staff anticipated the light rail would someday parallel the Fridley Park and Ride. Community Development Director Brown indicated there were similarities with the proposed site to the Fridley station. However, he believed the impacts from high speed rail would be less than commuter rail.

Commissioner Knoblauch questioned if mixed use retail would surround the Foley Boulevard Station Area. Community Development Director Brown stated this was a possibility. He stated it may be unlikely that those uses could be supported at a large scale.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE FOLEY BOULEVARD STATION AREA PLAN. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the April 7, 2015 City Council meeting.

OTHER BUSINESS

Planner Harlicker discussed the current residential and commercial development taking place in the City. He reviewed the items scheduled to be addressed at the April Planning Commission meeting.

ADJOURN

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER HOSCH, TO ADJOURN THE MEETING AT 7:59 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary

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Planning Commission Regular **1.**

Meeting Date: 04/16/2015

Subject: PC15-13, Land use amendment to change the land use from Office, General Commercial and Moderate Density Residential to High Density Residential

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of an amendment to the City's Comprehensive Land Use Plan to change the land use designation of five parcels from Office, General Commercial and Moderate Density Residential to High Density Residential.

ACTIONS

Conduct of public hearing
Recommendation by Planning Commission
Decision City Council on: May 19

60 DAY RULE

The applicant submitted this application on:March 15

To comply with the requirements of Minnesota Statute §15.99, the City extended the 60-Day review period to: July 7, 2015

LOCATION

The parcels are located west of Pheasant Run Drive on the north side of Coon Rapids Boulevard. Four of the parcels front Coon Rapids Boulevard and one fronts on 115th Lane.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Floral/greenhouse, Single family home, office and vacant	Office,general Commercial and Moderate Density Residential	Office, General Commercial, Moderate Density Residential and River Rapids Overlay District
North	Townhomes and single family homes	Moderate Density Residential and Low Density Residential	Moderate Density Residential
South	Coon Rapids Boulevard	N/A	N/A
East	U-Haul	General Commercial	General Commercial
West	Townhome and single family residence	Office and Moderate Density Residential	Office and Moderate Density Residential

DISCUSSION

Background

The Pederson Floral property is 1.6 acres with frontage on Coon Rapids Boulevard. They have a land use designation of General Commercial, are zoned General Commercial and are located within the River Rapids Overlay District. A second parcel has frontage on 115th lane, is undeveloped and is 13,523 square feet in size. It has a land use designation and zoning of Moderate Density Residential. The two other lots front on Coon Rapids Boulevard, have a land use designation and zoning of Office.They are 16,268 sf and 16,265 sf in size.

Pederson Floral Property

As part of the 2009 Comprehensive Land Use Plan update the land use designation of the Pederson Floral property was changed from General Commercial to High Density Residential. In 2010, in response to the new land use designation, the City initiated a zone change from General Commercial to High Density Residential so that the zoning was consistent with the land use designation. In response to the property owner's concern that the change in zoning would make his business non-conforming, the zone change to High Density Residential was denied. In February 2011 the the City initiated a change in the land use designation and zoning from High Density Residential to Office. The proposed zone change was not introduced by the City Council.

In March 2011 the City initiated a change in the land use designation from High Density Residential to General Commercial. The property was zoned General Commercial so no corresponding zone change was required. The land use changed was approved by Council.

In April 2013 MWF Properties applied for land use amendment for the Pederson Floral property and the vacant lot behind it. The Planning Commission recommended approval of the proposed change. However, they withdrew their request prior to the application being considered by the Council.

Property Fronting 115th Lane

The lot fronting on 115th Lane was platted as a single family lot in 1978 as part of O.L. Pederson Addition. The lot has been zoned Moderate Density Residential since 1980. The adjacent lot to the west was developed with a three unit townhome in 1996. The subject property was not included in that site plan and has never been developed. Because of its small size it would be difficult to develop in accordance with Moderate Density Residential standards.

3551 and 3541 Coon Rapids Boulevard

These two parcels are located west of the Pederson Floral property. One lot is a single family home and the other is a vacuum sales/repair business.The properties have a land use designation and zoning of Office and are located within the River Rapids Overlay District. Because of their small size, these parcels could not be redeveloped on their own. Both lots have frontage and access from Coon Rapids Boulevard.

Analysis

Access

According to the Coon Rapids Boulevard Corridor Plan, the median opening on Coon Rapids Boulevard in front of the site will eventually be closed, thus limiting access to the site to right-in/right-out only. This type of access will work for residential access but makes commercial redevelopment difficult.

Lot size

The size of the parcel limits the economic feasibility for commercial redevelopment of the site. The depth of the site also creates design issues for commercial redevelopment, such as the parking and setback requirements, which favor lots with greater depth. The lot's dimensions better suite high density residential development standards.

Compatibility with Adjacent Residential Land Uses

A moderate density townhouse development and a single family home abuts the site to the north. High Density Residential development provides a better buffer to Coon Rapids Boulevard and is more compatible than general commercial land uses.

Compatibility with Coon Rapids Boulevard Framework Plan

Framework Plan identifies infill housing as a "Development Principle". While the PORTs were identified as appropriate for the highest densities, moderate to high density residential development is appropriate for the areas between the PORTs. Furthermore, because of the corridor's transit access, the Framework Plan includes a policy that calls for moderate to high density housing in the areas between the PORTs.

Alignment with Comprehensive Land Use Plan

The Housing chapter of the City's Comprehensive Land Use Plan identifies a variety of housing goals for the City, including allowing for a variety of housing types and designs to allow people a housing choice. The proposed amendment would provide additional acreage for high density housing and therefore additional opportunities for apartments. Notable objectives in the Plan include addressing blight and blighting influences, the proposed amendment would create an opportunity to redevelop the vacant Pederson Floral site.

The Land Use Chapter also identifies a goal to improve the the appearance and function of Coon Rapids Boulevard ensuring that it redevelops with a variety of housing types.The proposed amendment supports that goal by eliminating underutilized land and obsolete land uses, and increases the opportunity to increase the number of housing units.

RECOMMENDATION

In Planning Case 15-13, the Planning Commission recommend approval of the amendment to the City's Comprehensive Land Use Plan to change the land use designation from Office, General Commercial and Moderate Density Residential to High Density Residential based on the following:

1. The proposed comprehensive land use amendment is compatible with the adjacent comprehensive land use designations and land uses.
2. The proposed comprehensive land use amendment will not have an adverse impact on the adjacent properties.
3. The proposed comprehensive land use amendment is consistent with the Coon Rapids Boulevard framework Plan.
4. The proposed comprehensive land use amendment is supportive of the Comprehensive Land Use Plan Land Use Chapter and Housing Chapter 's goals for the City, including eliminating under utilized and obsolete land uses, and creating and maintaining a high quality housing environment, and a variety of housing options.

Attachments

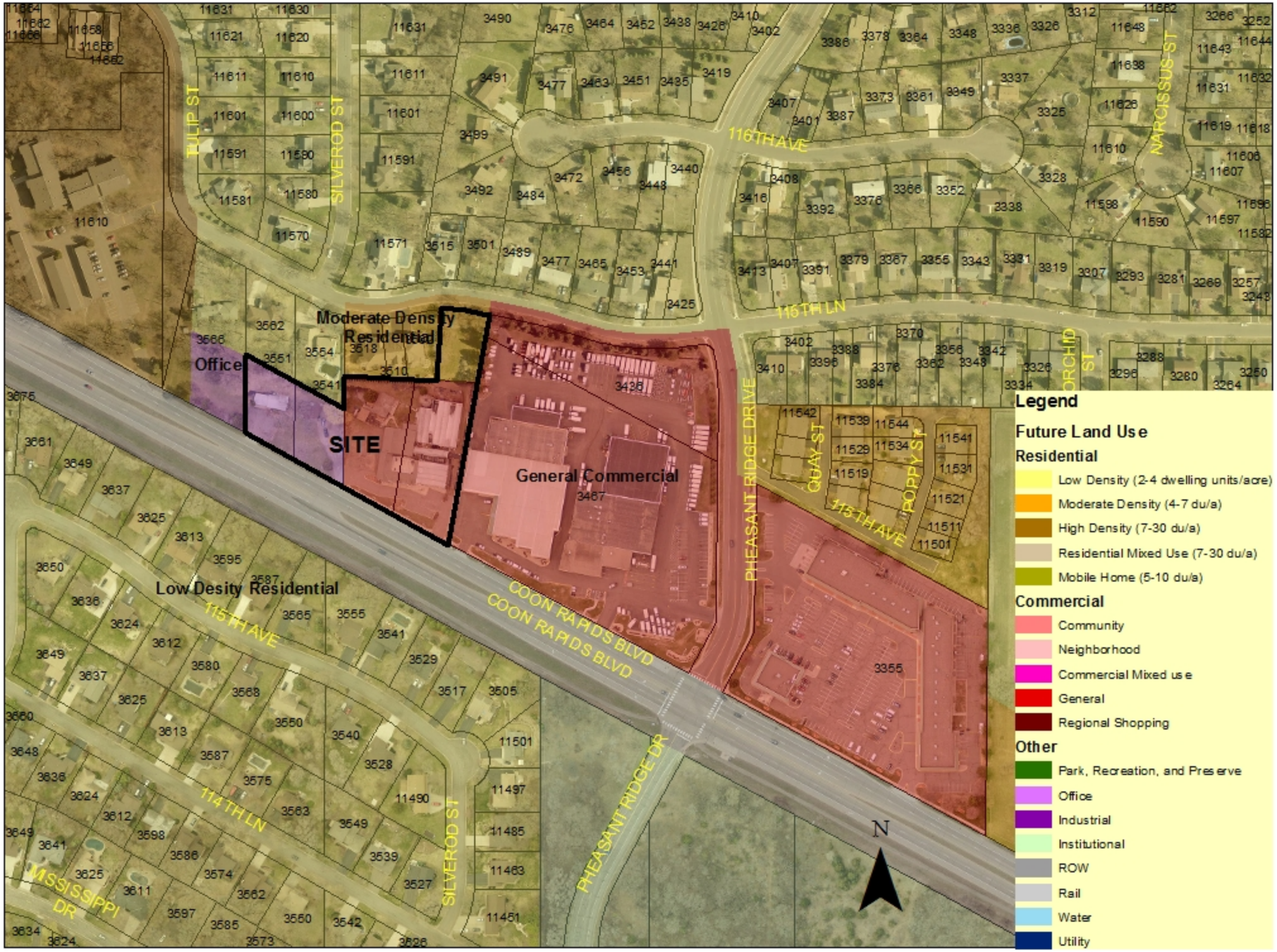
Location Map

Land Use Map

Applicant's Narrative

Location Map

Land Use Map


Moderate Density Residential
Office
SITE
General Commercial
Low Desity Residential
TULIP ST
SILVEROD ST
116TH AVE
116TH LN
NARCISSUS ST
ORCHID ST
PHEASANT RIDGE DRIVE
QUAY ST
POPPY ST
115TH AVE
COON RAPIDS BLVD
COON RAPIDS BLVD
114TH LN
MISSISSIPPI DR
PHEASANT RIDGE DR
N
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

Narrative for Comprehensive Plan Amendment and Zone Change

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

And Contiguous, Unassigned Lot on 115th LN NW

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

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

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

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

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

Chapter 2 – Land Use:

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

Chapter 4 – Housing:

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

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

Planning Commission Regular **2.**

Meeting Date: 04/16/2015

Subject: PC15-14, Zone change to change the zoning from Office, General Commercial and Moderate Density Residential to High Density Residential

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a rezoning to change the zoning of five parcels from Office, General Commercial and Moderate Density Residential to High Density Residential.

ACTIONS

Conduct a public hearing
Recommendation by Planning Commission
Introduction by City Council on: May 5

60 DAY RULE

The applicant submitted this application on:March 15

To comply with the requirements of Minnesota Statute §15.99, the City extended the 60-Day review period to: July 7, 2015

LOCATION

The parcels are located west of Pheasant Run Drive on the north side of Coon Rapids Boulevard. Four of the parcels front Coon Rapids Boulevard and one fronts on 115th Lane.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Floral/greenhouse, Single family home, office and vacant	Office,general Commercial and Moderate Density Residential	Office, General Commercial, Moderate Density Residential and River Rapids Overlay District
North	Townhomes and single family homes	Moderate Density Residential and Low Density Residential	Moderate Density Residential
South	Coon Rapids Boulevard	N/A	N/A
East	U-Haul	General Commercial	General Commercial
West	Townhome and single family residence	Office and Moderate Density Residential	Office and Moderate Density Residential

DISCUSSION

Background

The Pederson Floral property is 1.6 acres with frontage on Coon Rapids Boulevard. They have a land use designation of General Commercial, are zoned General Commercial and are located within the River Rapids Overlay District. A second parcel has frontage on 115th lane, is undeveloped and is 13,523 square feet in size. It has a land use designation and zoning of Moderate Density Residential. The two other lots front on Coon Rapids Boulevard, have a land use designation and zoning of Office.They are 16,268 sf and 16,265 sf in size.

Pederson Floral Property

As part of the 2009 Comprehensive Land Use Plan update the land use designation of the Pederson Floral property was changed from General Commercial to High Density Residential. In 2010, in response to the new land use designation, the City initiated a zone change from General Commercial to High Density Residential so that the zoning was consistent with the land use designation. In response to the property owner's concern that the change in zoning would make his business non-conforming, the zone change to High Density Residential was denied. In February 2011 the the City initiated a change in the land use designation and zoning from High Density Residential to Office. The proposed zone change was not introduced by the City Council.

In March 2011 the City initiated a change in the land use designation from High Density Residential to General Commercial. The property was zoned General Commercial so no corresponding zone change was required. The land use changed was approved by Council.

In April 2013 MWF Properties applied for land use amendment for the Pederson Floral property and the vacant lot behind it. The Planning Commission recommended approval of the proposed change. However, they withdrew their request prior to the application being considered by the Council.

Property Fronting 115th Lane

The lot fronting on 115th Lane was platted as a single family lot in 1978 as part of O.L. Pederson Addition. The lot has been zoned Moderate Density Residential since 1980. The adjacent lot to the west was developed with a three unit townhome in 1996. The subject property was not included in that site plan and has never been developed. Because of its small size it would be difficult to develop in accordance with Moderate Density Residential standards.

3551 and 3541 Coon Rapids Boulevard

These two parcels are located west of the Pederson Floral property. One lot is a single family home and the other is a vacuum sales/repair business.The properties have a land use designation and zoning of Office and are located within the River Rapids Overlay District. Because of their small size, these parcels could not be redeveloped on their own. Both lots have frontage and access from Coon Rapids Boulevard.

Analysis

The intent of the High Density Residential district is to provide housing at high densities convenient to shopping, public transit and recreation. Areas are located adjacent to collector or arterial streets. This site meets all of the criteria listed above. The site is located along an arterial street, with access to transit, shopping and recreation. It would allow the development of the site at multi-family density that can take advantage of the location along Coon Rapids Boulevard. A list of uses allowed in the High Density Residential district is attached.

Access

According to the Coon Rapids Boulevard Corridor Plan, the median opening on Coon Rapids Boulevard in front of the site will eventually be closed, thus limiting access to the site to right-in/right-out only. This type of access will work for residential access but makes commercial redevelopment difficult.

Lot size

The size of the parcel limits the economic feasibility for commercial redevelopment of the site. The depth of the site also creates design issues for commercial redevelopment, such as the parking and setback requirements, which favor lots with greater depth. The lot's dimensions better suite high density residential development standards.

Compatibility with Adjacent Residential Land Uses

A moderate density townhouse development and a single family home abuts the site to the north. High Density Residential development provides a better buffer to Coon Rapids Boulevard and is more compatible than general commercial land uses.

Compatibility with Coon Rapids Boulevard Framework Plan

Framework Plan identifies infill housing as a "Development Principle". While the PORTs were identified as appropriate for the highest densities, moderate to high density residential development is appropriate for the areas between the PORTs. Furthermore, because of the corridor's transit access, the Framework Plan includes a policy that calls for moderate to high density housing in the areas between the PORTs.

Alignment with Comprehensive Land Use Plan

The Housing chapter of the City's Comprehensive Land Use Plan identifies a variety of housing goals for the City, including allowing for a variety of housing types and designs to allow people a housing choice. The proposed amendment would increase additional acreage for high density housing and therefore additional opportunities for apartments. Notable objectives in the Plan include addressing blight and blighting influences, the proposed amendment would create an opportunity to redevelop the vacant Pederson Floral site.

The Land Use Chapter also identifies a goal to improve the the appearance and function of Coon Rapids Boulevard ensuring that it redevelops with a variety of housing types.The proposed amendment supports that goal by eliminating underutilized land and obsolete land uses, and increases the opportunity to increase the number of housing units.

RECOMMENDATION

In Planning Case 15-14, the Planning Commission recommend approval of the proposed zone change to High Density Residential based on the following:

1. The proposed rezoning to High Density Residential is consistent with the land use designation of High Density Residential
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

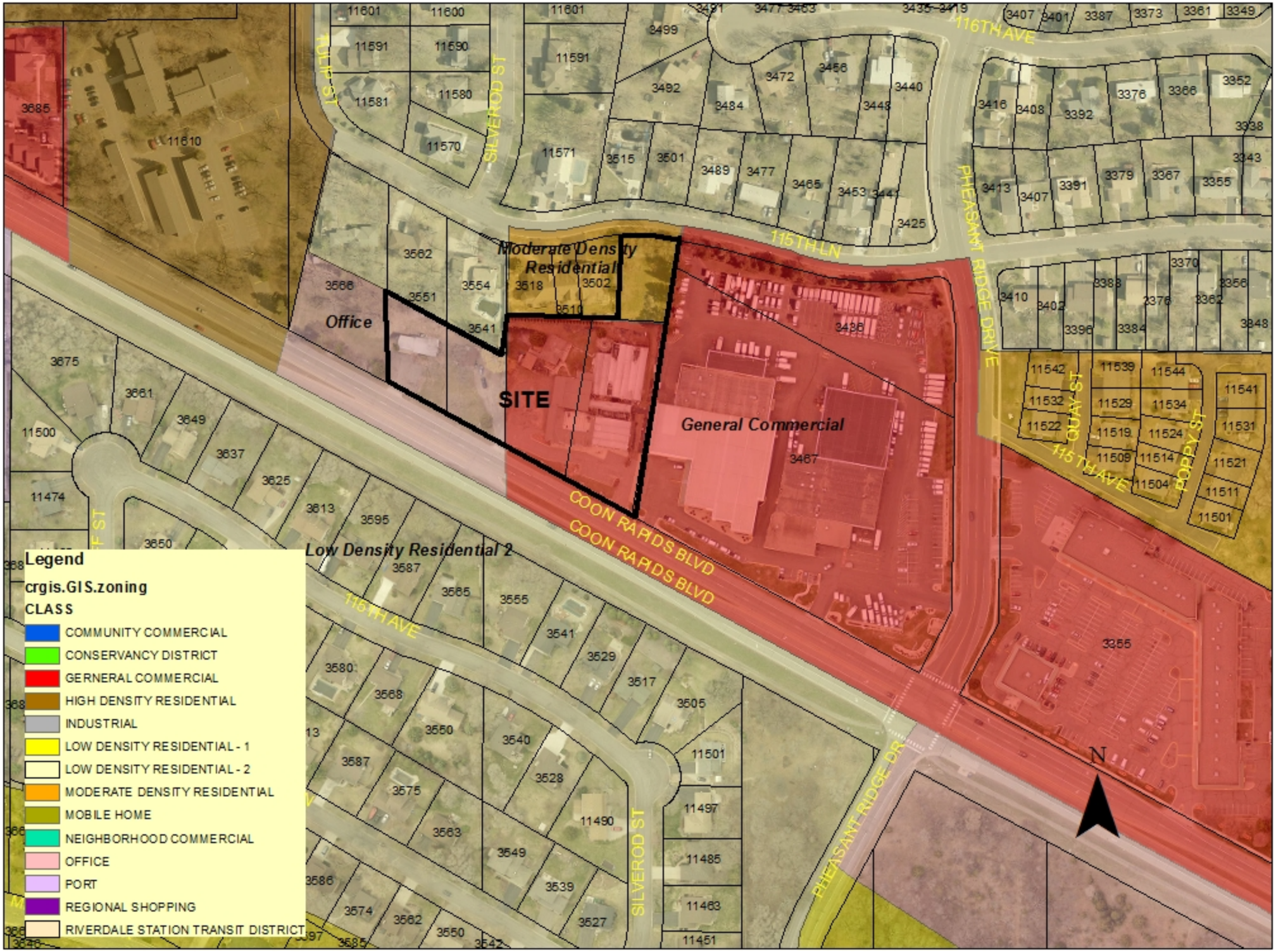
Zoning Map

Applicant's Narrative

Allowed Uses

Location Map

Zoning Map


Moderate Density Residential
Office
SITE
General Commercial
Low Density Residential 2
COON RAPIDS BLVD
COON RAPIDS BLVD
115TH AVE
116TH AVE
115TH LN
PHEASANT RIDGE DRIVE
SILVEROD ST
QUAY ST
POPPY ST
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

Narrative for Comprehensive Plan Amendment and Zone Change

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

And Contiguous, Unassigned Lot on 115th LN NW

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

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

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

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

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

Chapter 2 – Land Use:

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

Chapter 4 – Housing:

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

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

Allowed Uses In High Density Residential (HDR)

PRINCIPAL USES					
DWELLINGS	LDR1	LDR2	MDR	HDR	MH
Single family detached dwelling	P	P	NP	NP	NP
Two-family dwellings approved by the City prior to January 1, 2005.	P	P	P	NP	NP
Townhouses	NP	NP	P	NP	NP
Multiple family dwellings	NP	NP	P	P	NP
Mobile homes	NP	NP	NP	NP	P
Single-family dwellings when combined with permitted and/or other attached dwellings uses to achieve a density of at least four dwelling units per acre.	NP	NP	P	NP	NP
Attached dwelling structures not described as permitted uses, seven dwelling units per acre or less.	NP	NP	C	NP	NP
CONGREGATE LIVING	LDR1	LDR2	MDR	HDR	MH
A state licensed residential facility or a housing with services establishment registered under chapter 144D serving six or fewer persons, a licensed day care facility serving 12 or fewer persons, and a group family day care facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children	P	P	P	P	NP
A state licensed residential facility serving from 7 through 16 persons or a licensed day care facility serving from 13 through 16 persons.	C	C	C	P	NP
Nursing homes and assisted living	C	C	C	C	NP
Boarding Homes	NP	NP	NP	P	NP
INSTITUTIONAL	LDR1	LDR2	MDR	HDR	MH
Cemeteries and their accessory structures	C	C	C	C	NP
Governmental buildings and facilities	C	C	C	C	C
Governmental offices	C	C	C	C	C
Places of worship	C	C	C	C	NP
Public parks, their incidental structures and uses	P	P	P	P	P
Schools and colleges	C	C	C	C	NP
State licensed community correctional facilities	C	C	C	C	NP
Public buildings and major utility structures	C	C	C	C	C
Hospitals	C	C	C	C	NP
Places of assembly	C	C	C	C	NP

COMMERCIAL	LDR1	LDR2	MDR	HDR	MH
Marinas and related uses	C	C	C	C	NP
Mining as regulated under Section 11-1103	C	C	C	C	NP
Recreational facilities such as country clubs, community recreation buildings, golf courses, archery ranges, or trapshooting ranges.	C	C	C	C	NP
Retail shopping uses located within a multiple-dwelling building located within an apartment complex containing at least 100 dwelling units, provided that such uses are clearly incidental to the principal use of the building.	NP	NP	NP	C	NP
Agricultural, except feedlots, on lots greater than five acres in size	P	P	NP	NP	NP

Planning Commission Regular **3.**

Meeting Date: 04/16/2015

Subject: PC 15-15 Ordinance amendment to Section 11-1500 to amend the procedural requirement for rescinding subdivision approval

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting an ordinance amendment revise the procedure for rescinding subdivision approvals.

ACTIONS

Conduct a public hearing
Recommendation by Planning Commission
Introduction by City Council on: May 5, 2015

60 DAY RULE

N/A

LOCATION

N/A

DISCUSSION

The following proposed "housekeeping" changes are are needed so that the the current code includes more detailed procedures for for rescinding subdivision approvals. In the current code there is language that requires that the City Council rescind final plat approvals that have not been extended. This requirement is found only in the the Section that regulates final plats, it is not found in the other sections that regulate lot splits, registered land survey or subdivision exceptions. There are sometimes circumstances beyond the applicant's control the work against getting the plat recorded within the required time frame. The proposed change would allow the Council to take those extenuating circumstances into consideration.

The other proposed change adds a formal procedure for the Council to follow should they decide to rescind the subdivision approval. The process is the same one used when revoking a conditional use permit. The applicant is given notice and a pubic hearing held prior to making a decision.

RECOMMENDATION

In Planning Case 15-15, the Planning Commission recommend approval of the proposed amendment for the following:

1. Amend Sections 11-1504.2, 11-1504.4, 11-1504.5 and 11-1504.6 to amend the procedural requirements for rescinding subdivision approval.

Attachments

Proposed Ordinance

ORDINANCE NO.

AN ORDINANCE ADDING PROCEDURAL REQUIREMNTS FOR RECISSION OF SUBDIVISION APPROVAL

The City of Coon Rapids does ordain:

Section 1. Revised City Code – 1982 Section 11-1504.2(3) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

(3) Recording the Final Plat. Within 90 days after the City Council takes final action on a subdivision plat, the owner must record the plat with the County. ~~Any final plat not so recorded will become void unless the Council has granted an extension, which cannot exceed 90 additional days.~~ The subdivider must furnish the City with a receipt from the County showing evidence of the recording of the final plat. Failure of the subdivider to comply with the requirements of recording will be cause for rescission of approval by the City Council following notice and a public hearing. Prior to releasing the final plat for recording, the applicant must provide the following:

(a) A signed Developers Agreement, if applicable;
(b) easement documents as required by conditions of approval;
(c) private common utility and access agreements, if applicable;
(d) park dedication payment, if applicable;
(e) signed petition and agreement for the installation of public improvements if applicable, and
(f) any other documents, as required by conditions of approval.

Section 2 Revised City Code- 1982 Section 11-1504.4(4) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

(4) Disposition of the Lot Split by the City Council. The City Council must take action on the lot split within 120 days following receipt by the Director of a properly completed application. If the recommendation from the Planning Commission has not been received by the City Council within the 120-day period, the Council may act without such recommendation. The City Council must approve, approve with conditions or disapprove by resolution. If approved, following compliance with all conditions of approval, a certified copy of the resolution approving the lot split shall be attached to the notice of approval and forwarded to the petitioner. The lot split, together with a certified copy of the resolution, can then be recorded with the County. Within 90 days from the date of approval, the petitioner must furnish the City with a receipt from the County showing evidence of the recording of the lot split. Failure of the

petitioner to comply with the requirements of recording will be cause for rescission of approval by the City Council following notice and a public hearing.

Section 3 Revised City Code- 1982 Section 11-1504.5(6) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

(6) Within 90 days from the date of approval, the subdivider must furnish the City with a receipt from the County showing evidence of the recording of the Registered Land Survey. Failure of the subdivider to comply with the requirements of recording will be cause for rescission of approval by the City Council following notice and a public hearing.

Section 4 Revised City Code- 1982 Section 11-1504.6(2)(b) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

(b) If approved, following compliance with all conditions of approval, a certified copy of a Certificate of Exception from Subdivision Regulations approving the subdivision exemption must be recorded with the County. Within 90 days from the date of approval, the petitioner must furnish the City with a receipt from the County showing evidence of the recording of the exemption. Failure of the petitioner to comply with the requirements of recording will be cause for rescission of approval by the Planning Commission following notice and a public hearing.

Introduced this 5th day of May, 2015.

Adopted this ____ day of _____ 2015.

_____

Jerry Koch, Mayor

ATTEST:

_____

Joan Lenzmeier, City Clerk