PLANNING COMMISSION AGENDA

Thursday, January 21, 2016
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 - December 17

Public Hearing

Old Business

New Business

1. PC 16-1, Site Plan for 15 unit townhome development, 1005 Coon Rapids Blvd. Extension, Vision Bank

2. PC 16-2, Preliminary Plat Vision 15, 15 lot townhouse development, 1005 Coon Rapids Blvd. Extension, Vision Bank

3. PC 16-4, Registered Land Suvey, 12856 Crooked Lake Blvd., Rachel Neiman

4. PC 16-5, Ordinance amendment to allow boat and motor repair in PORT Campus Square as a permitted use, Dean Johnson.

5. PC 15-34, Conditional Use permit and Site Plan for vehicle maintenance facility, 11301 Dogwood Street, Anderson-Johnson Associates

6. PC 15-35, Preliminary Plat, 11301 Dogwood St. (Northdale Middle School and Eisenhower Elementary School property), Anderson Johnson Assoc.

7. PC 16-3, Zoning Code amendment revising the allowed exterior building materials in the Residential, Commercial and Office, and Industrial Districts

Other Business

Current Development

Adjourn

Planning Commission Regular

Meeting Date: 01/21/2016

SUBJECT: Approval of Minutes from Previous Meeting - December 17

Attachments

Draft December 17 Minutes

COON RAPIDS PLANNING COMMISSION MEETING OF DECEMBER 17, 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, Mary Schmolke, Zachary Stephenson and Julia Stevens.

Members Absent: None.

Staff Present: Planner Scott Harlicker; and Assistant City Attorney Doug Johnson.

PLEDGE OF ALLEGIANCE

Chair Schwartz led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE NOVEMBER 19, 2015 REGULAR MINUTES

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF NOVEMBER 19, 2015, AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

1. PLANNING CASE 15-34 – CONDITIONAL USE PERMIT AND SITE PLAN FOR VEHICLE MAINTENANCE FACILITY – 11301 DOGWOOD STREET – ANDERSON-JOHNSON ASSOCIATES – PUBLIC HEARING

It was noted the applicant is requesting approval of a conditional use permit and site plan to construct a 14,000 square foot vehicle maintenance facility on the property just north of Northdale Middle School. Staff discussed the request and recommended the public hearing be continued to the January 21, 2016 Planning Commission meeting.

Chair Schwartz opened the public hearing at 6:32 p.m.

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER STEPHENSON, TO CONTINUE THE PUBLIC HEARING TO THE JANUARY 21, 2016 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

Draft

2. PLANNING CASE 15-35 – PRELIMINARY PLAT – 11301 DOGWOOD STREET – ANDERSON-JOHNSON ASSOCIATES – PUBLIC HEARING

It was noted the applicant is requesting preliminary plat approval with variances to the minimum lot size requirement for one lot, lot depth requirement for three lots and lot frontage for two lots. The proposal will replat approximately 79 acres into seven lots and an outlot. Staff discussed the request and recommended the public hearing be continued to the January 21, 2016 Planning Commission meeting.

Chair Schwartz opened the public hearing at 6:33 p.m.

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER STEPHENSON, TO CONTINUE THE PUBLIC HEARING TO THE JANUARY 21, 2016 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

3. PLANNING CASE 15-36 – ORDINANCE AMENDMENT TO ALLOW BREWPUBS AND TAP ROOMS AND ESTABLISH ASSOCIATED DEFINITIONS – PUBLIC HEARING

It was noted the Planning Commission was being asked to make a recommendation on a zoning text amendment regarding brewpubs, taprooms, breweries, distilleries and cocktail rooms. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz opened and closed the public hearing at 6:41 p.m., as no one wished to address the Planning Commission.

Commissioner Hosch discussed the microbrewery movement taking place in Minnesota. She fully supported the code amendment as recommended by staff.

Commissioner Schmolke requested clarification on breweries and brewpubs. Planner Harlicker provided further clarification on these definitions.

Commissioner Schmolke suggested a brewery not be defined as a person who manufactures but rather have this read a location that manufactures. Planner Harlicker stated he would review this language to provide more clarity. Assistant City Attorney Johnson reported that many of the definitions were written for the licensing process and he agreed the language should be modified to address the zoning concerns.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 15-36, THE PROPOSED ZONING TEXT AMENDMENT ESTABLISHING REGULATIONS WHERE BREWPUBS, BREWERIES, TAPROOMS, DISTILLERIES AND COCKTAIL ROOMS CAN LOCATE AND ESTABLISHING DEFINITIONS OF COMMON TERMS. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the January 19, 2015 City Council meeting.

Draft

OTHER BUSINESS

Planner Harlicker provided the Planning Commission with an update on current development taking place in the City of Coon Rapids. He reviewed the proposed agenda items for January 2016.

ADJOURN

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHMOLKE, TO ADJOURN THE MEETING AT 6:47 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary

Draft

Planning Commission Regular **1.**

Meeting Date: 01/21/2016

Subject: PC 16-1, Site Plan for 15 unit townhome development, 1005 Coon Rapids Blvd. Extension, Vision Bank

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting that this item be postponed to the February 18th meeting to allow them time to revise their development plans. The public hearing should be opened and continued to the February 18th meeting.

ACTIONS

Open the public hearing
Take public comments
Continue hearing to February 18th

60 DAY RULE

The applicant submitted this application on: December 14, 2015

To comply with the requirements of Minnesota Statute §15.99, the City extended the 60-day period to : April 12, 2016

LOCATION

N/A

DISCUSSION

The applicant has request that consideration of this item be postponed to the February 18th meeting to allow them time to revise their development plans.

RECOMMENDATION

Planning commission should open the public hearing, take public comment and continue the hearing to February 18, 2016.

Planning Commission Regular **2.**

Meeting Date: 01/21/2016

Subject: PC 16-2, Preliminary Plat Vision 15, 15 lot townhouse development, 1005 Coon Rapids Blvd. Extension, Vision Bank

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting that this item be postponed to the February 18th meeting to allow them time to revise their development plans.

ACTIONS

Open the public hearing
Take public comment
Continue the hearing to February 18, 2016 meeting

60 DAY RULE

The applicant submitted this application on: December 14, 2015

To comply with the requirements of Minnesota Statute the City must approve or deny the application by:April 12, 2016

LOCATION

N/A

DISCUSSION

The applicant has requested that consideration of this item be postponed to the February 18th meeting to allow them time to revsie their development plans.

RECOMMENDATION

The Commission should open the public hearing, take public comment and continue the hearing to the February 18th Commission meeting.

Planning Commission Regular **3.**

Meeting Date: 01/21/2016

Subject: PC 16-4, Registered Land Suvey, 12856 Crooked Lake Blvd., Rachel Neiman

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a Registered Land Survey to subdivide two parcels totaling 97,102 square feet into two lots.

ACTIONS

Conduct of public hearing
Recommendation by Planning Commission
Decision City Council on: February 2, 2016

60 DAY RULE

The applicant submitted this application on: December 21, 2015

To comply with the requirements of Minnesota Statute, the City must approve or deny the application by: April 19, 2016

LOCATION

The property is located 12856 Crooked Lake Bulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Single Family Residence	Low Density Residential	Low Density Residential 2
North	Single Family Residence	Low Density Residential	Low Density Residential 2
South	Single Family Residence	Low Density Residential	Low Density Residential 2
East	Single Family Residence	Low Density Residential	Low Density Residential 2
West	Crooked Lake	N/A	N/A

DISCUSSION

Background

At the November 19, 2015 meeting the Commission recommended approval of a proposed lot split for these two parcels, and on December 1 the City Council approved the lot split. The applicant found that since the land is Torrens, Anoka County required that they prepare a Registered Land Survey. They are back before the Commission with the proposed Registered Land Survey

The proposed subdivision has not change from what the Commission reviewed back in November. The format has just been changed from a lot split to an RLS.

Project Description

The applicant is proposing to subdivide a 97,102 square foot site into two lots. The property currently consists of two lots (Tract I and J, RLS 28), and there is an existing single family home with an attached garage on the property. The applicant is proposing to reconfigure the two lots.

The existing house will remain on Parcel A. Parcel A will have frontage on Crooked Lake and 129th Avenue. Parcel B is a corner lot with frontage on 129th Avenue and Crooked Lake Boulevard. Access to Parcel A will be via the existing driveway on 129th Avenue. Both of the proposed lots meet the dimensional requirements of the LDR2 zoning district. Parcel A is 41,809 square feet and Parcel B is 55,293 square feet. Parcel B is configured so that it could be subdivided into smaller lots in the future.

The Assistant City Engineer has reviewed the proposed RLS and did not have any comments.

Park Dedication

The original lots were part of RLS 28 approved in 1970. Park dedication for the lots were not paid at that time. Park dedication should be be paid for the two lots at this time.

RECOMMENDATION

In Planning Case 16-4, the Planning Commission recommend approval of the proposed RLS with the following conditions:

1. The appropriate drainage and utility easements be approved by the City Engineer and recorded at the County.
2. Park dedication in the amount of $4,000 ($2,000 per lot) be paid prior to releasing the lot split for recording.
3. Compliance with Title 11, Land Development Regulations.

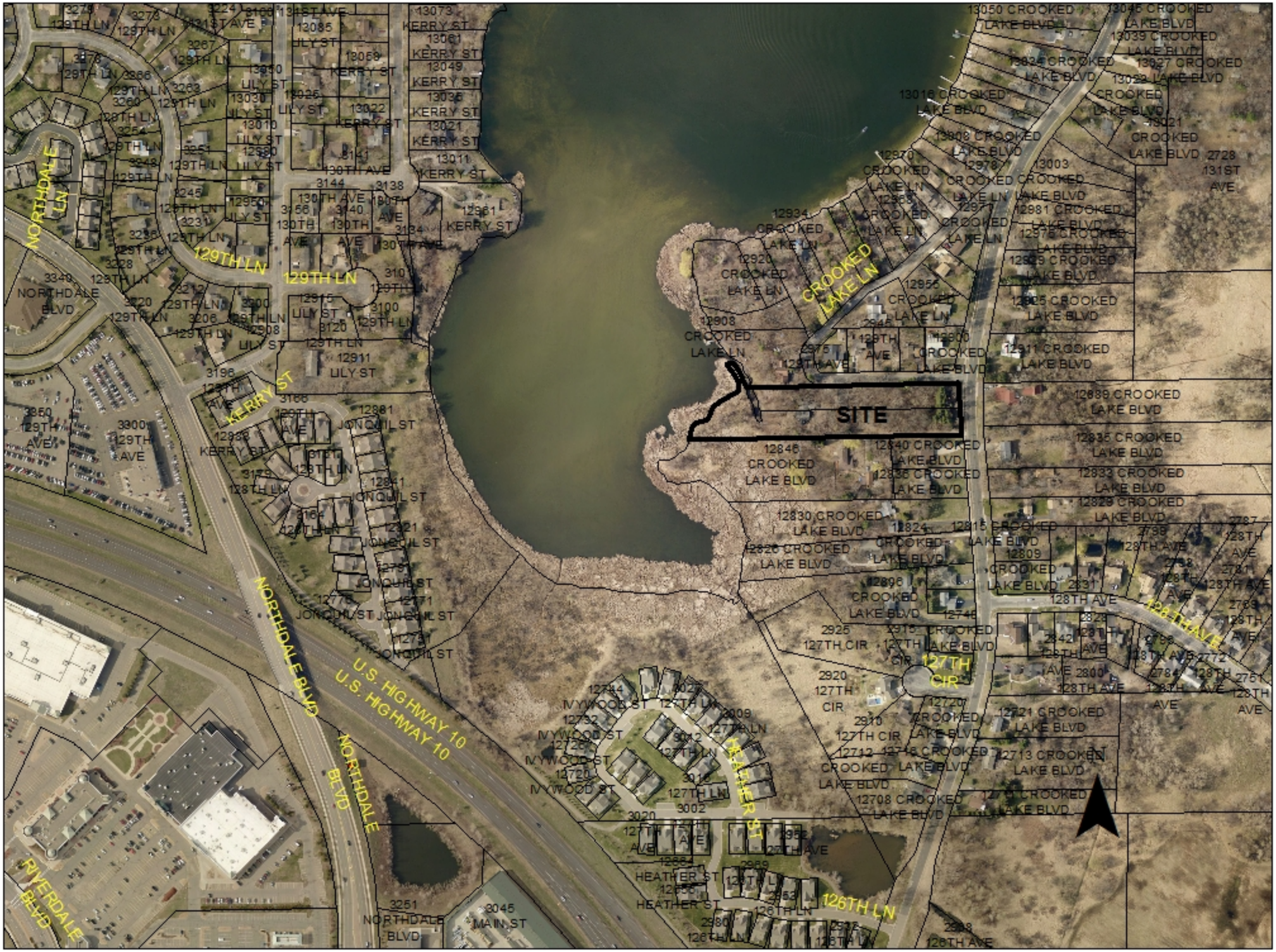
Attachments

Location Map

RLS

Survey of Property

Location Map



REGISTERED LAND SURVEY NO. _____

City of Coon Rapids
County of Anoka
Sec. 4, T31, R24

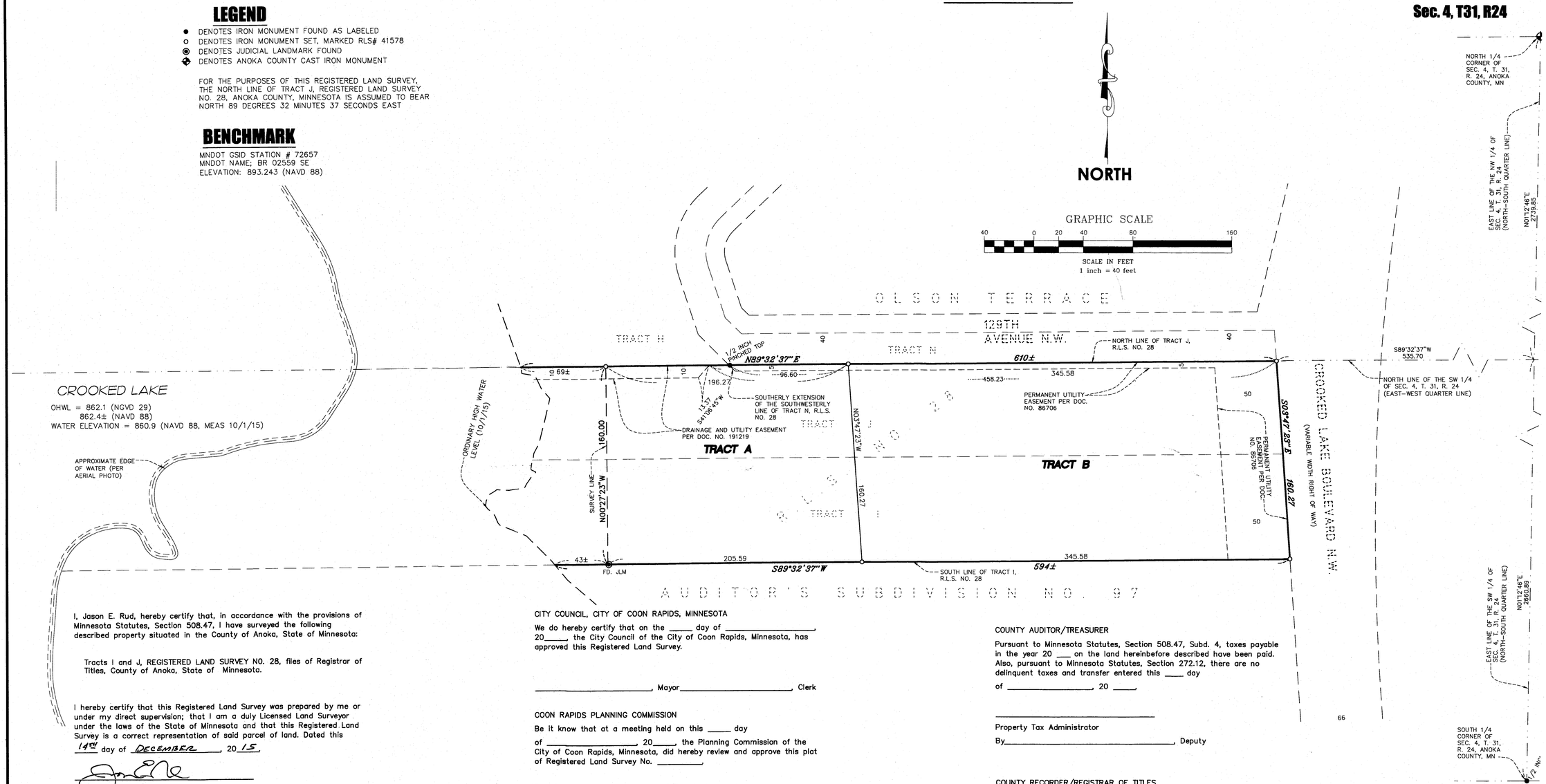
LEGEND

- ● DENOTES IRON MONUMENT FOUND AS LABELED
- ○ DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ◉ DENOTES JUDICIAL LANDMARK FOUND
- ✥ DENOTES ANOKA COUNTY CAST IRON MONUMENT

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY, THE NORTH LINE OF TRACT J, REGISTERED LAND SURVEY NO. 28, ANOKA COUNTY, MINNESOTA IS ASSUMED TO BEAR NORTH 89 DEGREES 32 MINUTES 37 SECONDS EAST

BENCHMARK

MNDOT GSID STATION # 72657
MNDOT NAME: BR 02559 SE
ELEVATION: 893.243 (NAVD 88)



I, Jason E. Rud, hereby certify that, in accordance with the provisions of Minnesota Statutes, Section 508.47, I have surveyed the following described property situated in the County of Anoka, State of Minnesota:

Tracts I and J, REGISTERED LAND SURVEY NO. 28, files of Registrar of Titles, County of Anoka, State of Minnesota.

I hereby certify that this Registered Land Survey was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that this Registered Land Survey is a correct representation of said parcel of land. Dated this 14th day of DECEMBER, 20 15.

Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

We do hereby certify that on the _____ day of _____, 20_____, the City Council of the City of Coon Rapids, Minnesota, has approved this Registered Land Survey.

_____, Mayor_____, Clerk

COON RAPIDS PLANNING COMMISSION

Be it know that at a meeting held on this _____ day of _____, 20_____, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of Registered Land Survey No. _____.

Planning Commission, City of Coon Rapids, Minnesota

By _____, Chairperson

ANOKA COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 389.09, Subd. 1, this Registered Land Survey has been reviewed and approved this _____ day of _____, 20_____.

Larry D. Holum, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 508.47, Subd. 4, taxes payable in the year 20 ___ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20 _____.

Property Tax Administrator

By_____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this REGISTERED LAND SURVEY NO. _____ was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20 _____, at ____ o'clock ___.M. and was duly recorded in Book _____ Page _____, as Document Number _____.

County Recorder/Registrar of Titles

By_____, Deputy

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors

MINOR SUBDIVISION

~for~ JOHN AND MARTHA BORDWELL
~of~ 12856 CROOKED LAKE BOULEVARD

BENCHMARK

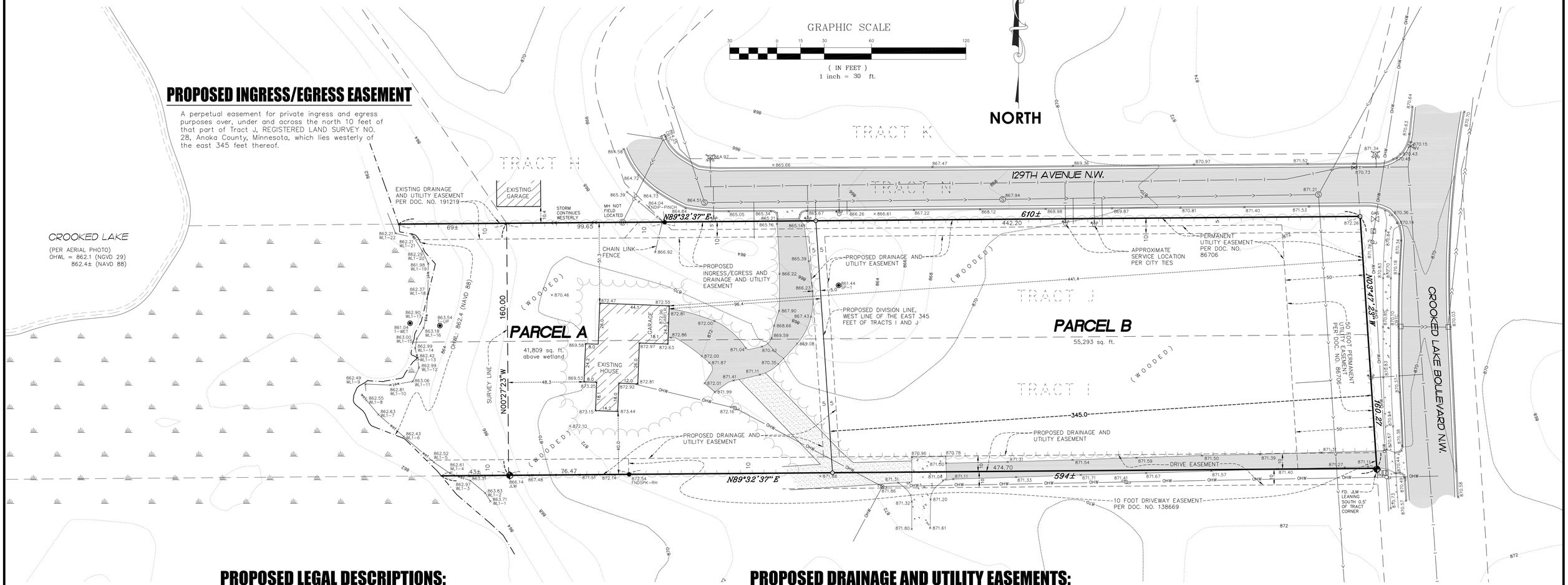
MNDOT GSID STATION # 72657
MNDOT NAME; BR 02559 SE
ELEVATION: 893.243 (NAVD 88)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NORTH

PROPOSED INGRESS/EGRESS EASEMENT

A perpetual easement for private ingress and egress purposes over, under and across the north 10 feet of that part of Tract J, REGISTERED LAND SURVEY NO. 28, Anoka County, Minnesota, which lies westerly of the east 345 feet thereof.



PROPOSED LEGAL DESCRIPTIONS:

PARCEL A
That part of Tract I, Registered Land Survey No. 28, Anoka County, Minnesota, which lies westerly of the east 345 feet thereof.

and

That part of Tract J, Registered Land Survey No. 28, Anoka County, Minnesota, which lies westerly of the east 345 feet thereof.

PARCEL B
The east 345 feet of Tract I, Registered Land Survey No. 28, Anoka County, Minnesota,

and

The east 345 feet of Tract J, Registered Land Survey No. 28, Anoka County, Minnesota.

PROPOSED DRAINAGE AND UTILITY EASEMENTS:

PARCEL A
A perpetual easement for drainage and utility purposes over, under and across the south 10 feet and east 5 feet of that part of Tract I, Registered Land Survey No. 28, Anoka County, Minnesota, which lies westerly of the east 345 feet thereof.

and

A perpetual easement for drainage and utility purposes over, under and across the north 10 feet and the east 5 feet of that part of Tract J, Registered Land Survey No. 28, Anoka County, Minnesota, which lies westerly of the east 345 feet thereof.

PARCEL B
A perpetual easement for drainage and utility purposes over, under and across the south 10 feet and the west 5 feet of the east 345 feet of Tract I, Registered Land Survey No. 28, Anoka County, Minnesota,

and

A perpetual easement for drainage and utility purposes over, under and across the north 10 feet and the west 5 feet of the east 345 feet of Tract J, Registered Land Survey No. 28, Anoka County, Minnesota.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES JUDICIAL LANDMARK FOUND
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES GATE VALVE
- DENOTES HYDRANT
- GAS DENOTES GAS VALVE
- DENOTES POWER POLE
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES TELEPHONE PEDESTAL
- DENOTES CABLE PEDESTAL
- DENOTES UTILITY BOX
- DENOTES SOIL BORING. (BY OTHERS)
- DENOTES WET LAND DELINEATED BY JACOBSON ENVIRONMENTAL
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- OHW DENOTES OVERHEAD WIRE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES TREE LINE

LEGAL DESCRIPTION

Tracts I and J, REGISTERED LAND SURVEY NO. 28, Anoka County, Minnesota.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 10/13/15 License No. 41578

VICINITY MAP

PART OF SEC. 4, TWP. 31, RNG. 24

ANOKA COUNTY, MINNESOTA
(NO SCALE)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/1/15.
- Bearings shown are on Anoka County datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetlands were delineated by Jacobson Environmental.
- Contours are a compilation of field data and MnGEO lidar distribution.
- Parcel ID: 04-31-24-31-0014
  04-31-24-31-0013

EXISTING ZONING

Low Density 2 (LDR2)

Setbacks
Front: 35 feet
Side: 10 feet (5 feet for attached garage)
Rear: 35 feet

LOT STANDARDS

Minimum lot area = 10,800 sq. ft.
12,150 sq. ft. (corner lot)
Minimum lot width = 80 feet
90 feet (corner lot)

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

DRAWN BY: BPN	JOB NO: 15653PP	DATE: 10/13/15
CHECK BY: JER	SCANNED ☐	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

15653PP

Planning Commission Regular **4.**

Meeting Date: 01/21/2016

Subject: PC 16-5, Ordinance amendment to allow boat and motor repair in PORT Campus Square as a permitted use, Dean Johnson.

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting an amendment to Section 11-903.3(1) Use Table for the PORT Districts to allow boat and motor repair as a permitted use in PORT Campus Square.

ACTIONS

Conduct a public hearing
Recommendation by Planning Commission
Introduction by City Council on: February 2, 2016

60 DAY RULE

The applicant submitted this application on: December 10, 2015

To comply with the requirements of Minnesota Statute §15.99, the City extended the 60 day review period to April 8, 2016:

LOCATION

N/A

DISCUSSION

Background

The zoning code currently does not allow repair of major recreational equipment in the PORT districts. Boats are included under the definition of major recreational equipment. Repair of major recreational equipment is allowed in the General Commercial and Industrial districts.

The applicant owns a building at 2841 Coon Rapids Boulevard, the corner of Crooked Lake Boulevard and Coon Rapids Boulevard. The property is located in PORT Campus Square.The building is use for auto repair and boat and motor repair. Auto repair is allowed as a conditional use in PORT Campus Square; boat and motor repair is not an allowed use.

The use of the building for automobile repair was granted a special use permit in 1987; the special use permit continues to be valid. However, the boat and motor repair business moved into the space under the current zoning and does not have the same conforming status as the auto repair business. In August, staff spoke to the operator of the boat and motor repair business and informed him that the business is

non-conforming and would have to find another site. The property owner, Mr, Johnson, was notified by mail of the situation and was informed that an ordinance amendment would be needed if Coon Rapids Marine was to continue operating at this location. Subsequently, Mr. Johnson submitted the proposed ordinance amendment.

Boat and motor repair is a similar use to automobile repair. The repairs are conducted within the building. Even though there are similarities between boat and motor repair and auto repair, there is a significant difference when it comes to storage of the boats or cars that are being repaired. Generally, cars sit outside for a shorter period of time both before and after they are worked on. Customers drop off their cars then pick them up later the same day or the next day. The cars that are parked on site appear to be no different than other cars parked at a commercial business.

Boats, on the other hand, tend to remain on site for longer periods of time, taking up parking spaces and having a significant visual impact. Boats are often stored on site for longer periods of time and are often covered with tarps or brightly colored shrink wrap.The Campus Square Plan has the PORT divided into three districts: Education Character District, Civic Character District and the North PORT Campus Square Character District. The future development and redevelopment of these districts includes enhanced streetscape and pedestrian experience. The Plan calls for establishing a visual image that is appealing and comfortable. The outdoor storage of boats is inconsistent with and will detract from these goals.

Since boat and motor repair is allowed as a conditional in other areas along the Boulevard and is inconsistent with key elements of the Campus Square Plan, staff is recommending denial of the applicant's request to allow boat and motor repair as a permitted use in PORT Campus Square.

RECOMMENDATION

In Planning Case 16-5, the Planning Commission recommend denial of the proposed ordinance amendment to allow boat and motor repair as a permitted use in PORT Campus Square.

Attachments

Applicant's Narrative

Received
City of
Coon Rapids
OCT 2 2 2015
Inspection
Department

REASONS FOR REQUESTING AN AMENDMENT TO COON RAPIDS ORDINANCE

Dean and Barbara Johnson Holdings, LP ("Applicant") owns the property at 2841 Coon Rapids Blvd. (the "Property"). There is a building on the Property that is configured to hold two commercial businesses.

The Property is zoned PORT Campus Square.

Half of the building on the Property is used for auto repair. The other half is leased to Coon Rapids Marine which repairs boats and boat engines.

On September 1, 2015, the City of Coon Rapids sent the Applicant a letter stating that the operations of Coon Rapids Marine constitute a non-conforming use. A copy of said letter is attached for your convenience.

The problem arises because of the definition of Major Recreation Equipment in Section 11-201 of the ordinances. Boats are lumped together with travel trailers, converted buses, motorized dwellings and the like in this definition. In comparison to these large vehicles, the boats repaired by Coon Rapids Marine are dwarfs. Most of them are smaller than the cars that are repaired at the same location.

Since boats are classified as Major Recreation Equipment, the repair of them is not permitted in the PORT Campus Square, see Section 11-903.3 of the Ordinances. The Applicant requests that Section 11-903.3 be amended to make the repair of boats and their motors permitted use in PORT Campus Square.

The requested amendment is consistent with the goal of providing services needed by citizens that are accessible to the citizens of Coon Rapids. One of the objectives of the City comprehensive plan is to make needed services available. There are more than a few fishing boats and other water craft owned by citizens of Coon Rapids. The proposed amendment would provide access to boat repair.

The Property is located on Coon Rapids Blvd. The portion of Coon Rapids Blvd. in question is entirely commercial including gas stations and automotive repair businesses. Allowing boat repair in this area will not change the character of the street.

Planning Commission Regular **5.**

Meeting Date: 01/21/2016

Subject: PC 15-34, Conditional Use permit and Site Plan for vehicle maintenance facility, 11301 Dogwood Street, Anderson-Johnson Associates

From: Scott Harlicker, Planner

INTRODUCTION

Anoka Hennepin School District is requesting approval of a conditional use permit and site plan to construct a 14,000 square foot vehicle maintenance facility on property just north of Northdale Middle School.

ACTIONS

Public Hearing Continued from December 17th Meeting
Decision by Planning Commission
Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on: November 6, 2015

To comply with the requirements of Minnesota Statute §15.99, the City extended the 60 day review period to March 5, 2016.

LOCATION

The proposed facility will be located at 11301 Dogwood Street, north of Northdale Middle School.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Public School	Institutional	Single Family Residential 2
North	Public School	Institutional	Single Family Residential 2
South	Public School	Institutional	Single Family Residential 2
East	Public School	Institutional	Single Family Residential 2
West	Twin Homes	Moderate Density Residential	Moderate Density Residential and Single Family Residential 2

DISCUSSION

Background

The Anoka Hennepin School District (District) is proposing to construct a 14,000 square foot vehicle storage facility. The facility will be located on District property just north of Northdale Middle School. The building will be used to store maintenance vehicles, equipment and materials that are required to maintain the grounds for the schools in the district. The existing facility is located at the former District administrative complex at Hanson Boulevard and 113th Avenue. That property has been sold so the District must find a new location for the vehicle storage building.

The proposed use is considered a governmental building or facility for zoning purposes. A governmental building or facility includes uses that are supportive of governmental functions such as public works facilities, water treatment facilities and waste water processing facilities. Governmental buildings and facilities are an allowed use in the LDR2 district with a conditional use permit.

In a related application, the applicant is also requesting preliminary plat approval to create the new lot for the facility and consolidate the property that includes Northdale Middle School and Eisenhower Elementary School.

Project Description

The 14,283 square foot building will include heated and unheating storage space, a small shop, office and a break area. The exterior includes a paved, fenced parking area that includes 15 parking spaces for employees and occasional visitors.There will also be small granular storage enclosures for materials such as sand, salt and gravel, and a dumpster enclosure.

Analysis

Compliance with Conditional Use Permit Standards, Chapter 11-304.3

Standards	Staff Comment
The use shall be in conformance with the City's comprehensive Plan.	**OK –** The Comprehensive Plan has identified this site as Institutional use.
The use shall not be detrimental to the public health, safety or welfare.	**OK –** The proposed use will not create any effects that will be detrimental to the public health safety or welfare.
The use shall be compatible with the existing or intended character of the zoning district.	**OK –** The proposed use is compatible with the character of the district.
The use shall not depreciate property values.	**OK –** The proposed use will not depreciate the property value of the adjacent properties.
The use shall not produce dangerous or detrimental noises, glare, smoke, dust, odor, water pollution, vibration or other nuisances.	**OK –** The proposed use will not produce any public nuisance.
The use shall not create traffic congestion, unsafe access or inconvenience parking needs.	**OK –** The proposed spaces are sufficient parking to accommodate this use. The proposed use will not generate significant traffic or increase congestion.
The use shall be served adequately by essential services.	**OK –** The essential services currently available to the site are sufficient to serve the proposed use.

The use shall not create excessive additional requirements at public cost for public facilities and services.	**OK –** The proposed use will not require additional public facilities or services.
The use shall preserve and incorporate the site's important natural features into the development design.	**OK** - The site will require significant grading. Existing trees will be preserved when possible. Existing trees along Dogwood Street that are outside of the grading limits will be preserved.
The use shall cause minimal adverse environmental effects.	**OK –** There will be no adverse environmental effects resulting from the proposed use.
The Council may waive one or more of the above requirements provided they make a determination that the public interest is best served by such a waiver.	**N/A**

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	**OK** - The site will require significant grading. Existing trees will be preserved when possible. Existing trees along Dogwood Street that are outside of the grading limits will be preserved.
(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 will will not generate excessive traffic.
(5) Conform to the City's plans for parks, streets, service drives, and walkways	**OK -** The parks and trails plan shows a sidewalk along the east side of Dogwood. The applicant will install a sidewalk along Dogwood.
(6) Conform to the City's Goals and Policies	**OK**
(7) Achieve a maximum of safety, convenience, and amenities	**N/A**
(8) Show sufficient landscaping	**OK –** See landscape discussion.
(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**

Building

The proposed building is one-story, constructed of precast concrete panels with a sandblast finish. The panels will be a light brown color with large square accent panels. There are medium brown overhead garage doors on the east and west elevations. There are two windows on the west elevation and 16 windows on the east elevation. Service doors are located on the east and west elevations provide access to the shop area and service doors on the north side provide access to the shop area. The service doors are medium brown to match the overhead doors. The building is setback 120 feet from Dogwood Street, 115 feet from the east property line, 120 feet from the south property line and 350 feet from the north property line.

The dumpster enclosure and material storage bins are located to the rear of the building. They should be constructed of similar material as the building and the storage bins should include roofs to protect the material from the elements.

Access , Parking and Traffic

There is a 30 foot wide driveway from Dogwood Street that provides access for the site. The access loops around the north and south sides of the building to the parking and service area located in the back of the building. There are 15 parking spaces provided, primarily for employees. The applicant does not expect many visitors to the site; however, there are enough spaces to accommodate those occasional visitors. The parking area is enclosed with a six foot high chain link fence to provide security for the area. The paved areas will include concrete curb and gutter.

According to the applicant, there will be approximately one dozen staff and 10-15 small trucks used on a regular basis. The trucks will generally leave in the morning and return mid afternoon. There will be also be around 10 deliveries per year made by tractor trailers .

Grading, Drainage and Utilities

Grading, drainage and utility issues are addressed in the City Engineer's memo.

Landscaping

The landscape plan includes 28 overstory trees, 36 evergreen trees, 5 ornamental trees and 45 shrubs. The plantings are placed around the perimeter of the site in order to screen the facility from the adjacent properties and Dogwood Street. The open space will be seeded with a native seed mix mix and the area around the building with turf grass seed. The landscaping will be irrigated.

Trees outside of the grading limits will be preserved. The tree preservation plan and its implementation should be approved by the City Forester.

Lighting

There will be four shoe box style downward full-cutoff style fixtures even distributed on the east and west walls. There will be one each on the north and south walls. In addition, there will be two pole mounted shoe box style downward full-cutoff style fixtures across the parking lot on the east side of the building. The light will comply with the lighting performance standard which limits glare to three footcandles at the property line.

RECOMMENDATION

In Planning Case 16-1 the Commission approved the conditional use permit and site plan for a vehicle maintenance facility with the following conditions:

1. All comments of the Assistant City Engineer be addressed.
2. The applicant enter into a Site Security Agreement.
3. The applicant comply with City Code Title 11
4. The tree preservation plan and its implementation must be approved by the City Forester prior to grading commencing on site.
5. The dumpster enclosure and the storage bins must be constructed of the same or similar material as the building and the storage bins must include roofs.
6. The final plat must be recorded prior to the issuance of a building permit.

Attachments

Location Map

Applicant's Narrative

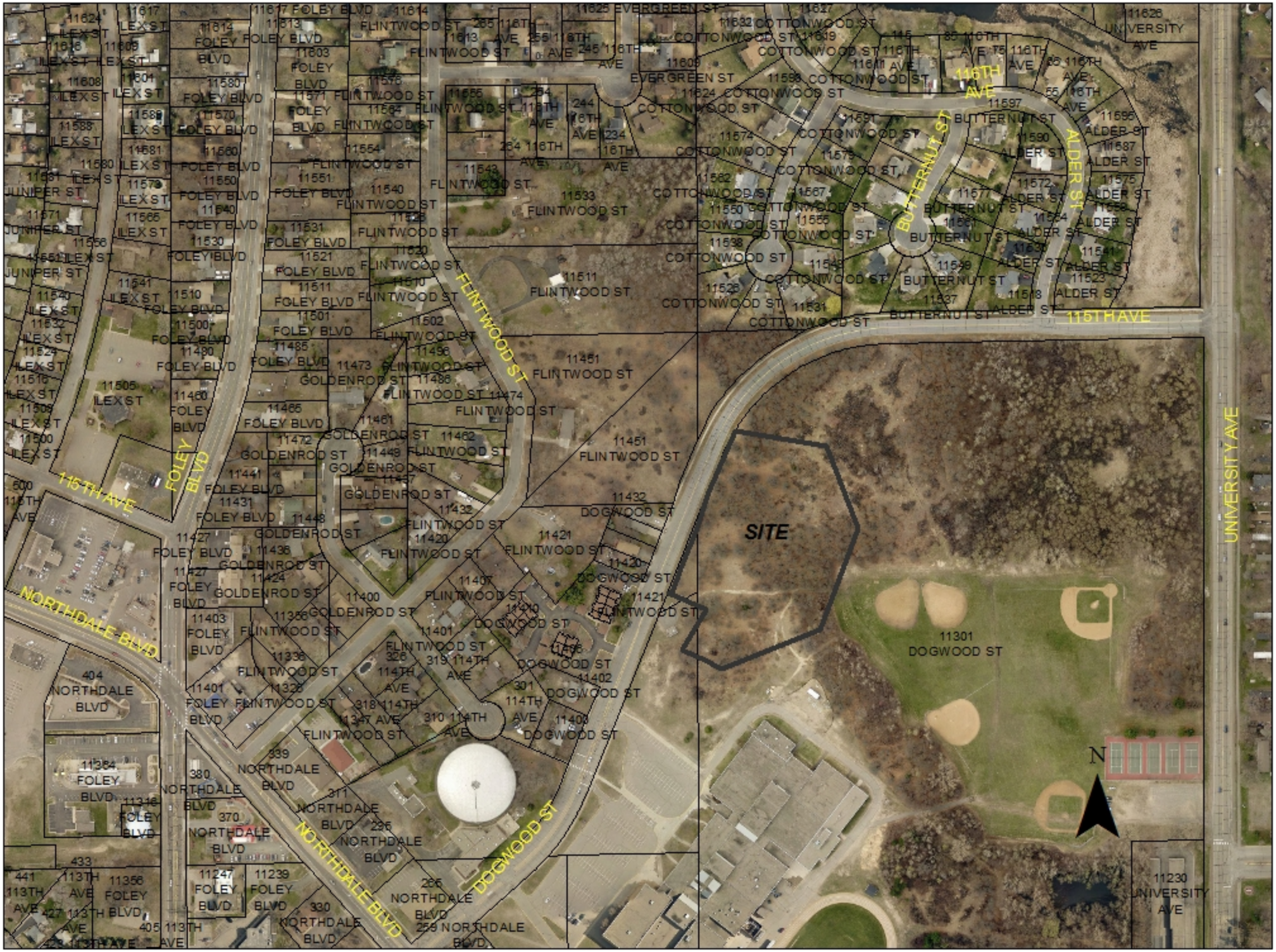
Development Plans

Building Elevations

Floor Plan

Engineering Comments

Location Map



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Anoka Hennepin Schools
Vehicle Storage Building
Planning Narrative
January 11, 2015

Background:

Anoka Hennepin Schools has sold the property that includes their existing vehicle storage facility. At this time they are planning to construct a new vehicle storage facility on property they own on Dogwood Street north of Northdale Middle School. The property is being platted as part of a larger platting process with land east of this parcel available for future sale/development.

Architecture:

The proposed building will be primarily used for storage of vehicles and equipment. However, there is a small staff that will work out of the building, preparing the vehicles for daily activities and servicing the equipment. The proposed building is a tall single-story precast concrete structure with a small mezzanine at the service area for storage of parts and equipment. The exterior will have an integral color compatible with the nearby Northdale Middle School. The visual scale will be reduced with windows and variations in texture.

Truck Traffic:

There will be roughly a dozen staff and 10-15 small trucks used on a regular basis. The small trucks include pick-ups, vans and small dump trucks, some with flat trailers. These vehicles will generally leave the property early in the day, returning mid-afternoon. In addition there will be daily mail and school district deliveries. There will be a small number (under 10) of annual product deliveries by tractor trailers.

Landscaping:

The site will be heavily landscaped, preserving some of the wooded character of the existing property. Although there is little expectation for pedestrians visiting the site, the project includes construction of a sidewalk across the entire length of the Dogwood Street property boundary, preparing Dogwood for potential future development.

Plumbing Drains:

The floor of the building will be sloped to floor drains, connected to an in-floor sediment trap, which will have a manhole for cleaning access.
From the sediment trap, the outlet will then drain to a code required inflammable waste trap (which catches any oils/contaminants) before it drains out to the city sewer utility.
All plumbing will be designed to meet MN DOLI plumbing requirements.

Signage:

Signage for the property will be minimal, with address letters on the building and directional signs guiding visitors to parking, etc.

NOTES:

1. REFER TO SHEET C1.21, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
2. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
3. SIGNAGE SHALL GENERALLY BE INSTALLED 18" BEHIND THE BACK OF CURB.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDED.
5. WHERE NEW SOD MEETS EXISTING TURF, EXISTING TURF EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.
6. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SOD OR RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.

LEGEND

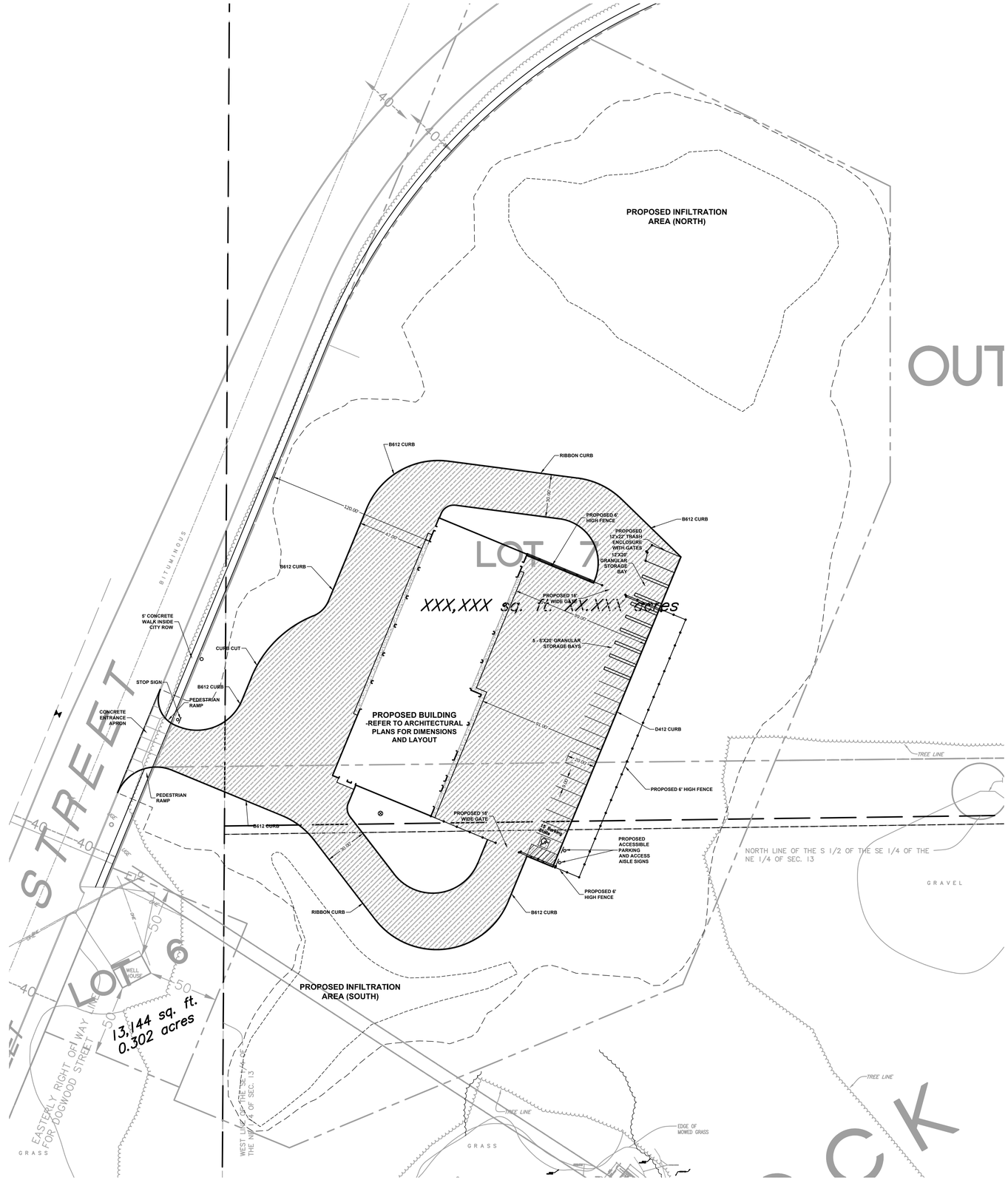
REFERENCE KEY TO SITE DETAILS
DETAIL I.D NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)

- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE SLAB
- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
- PROPOSED CHAIN LINK FENCING WITH MAINTENANCE STRIP
- PROPOSED TRAFFIC CONTROL SIGN
- PROPOSED BOLLARD
- PAINTED ACCESSIBLE SYMBOL
- PROPOSED MANHOLE (MH)
- PROPOSED GATE VALVE (GV)
- PROPERTY LINE

SITE STATISTICS:

PROPOSED PARKING COUNTS (15TOTAL CAR STALLS):
STAFF PARKING = 15 STALLS

ACCESSIBLE PARKING STALL REQUIREMENTS = 1 STALLS
ACCESSIBLE PARKING STALLS PROVIDED = 1 STALLS



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VEHICLE STORAGE BUILDING
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SITE PLAN

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

JAY R. POMEROY
23543 — REG. NO.
01/07/2016 — DATE

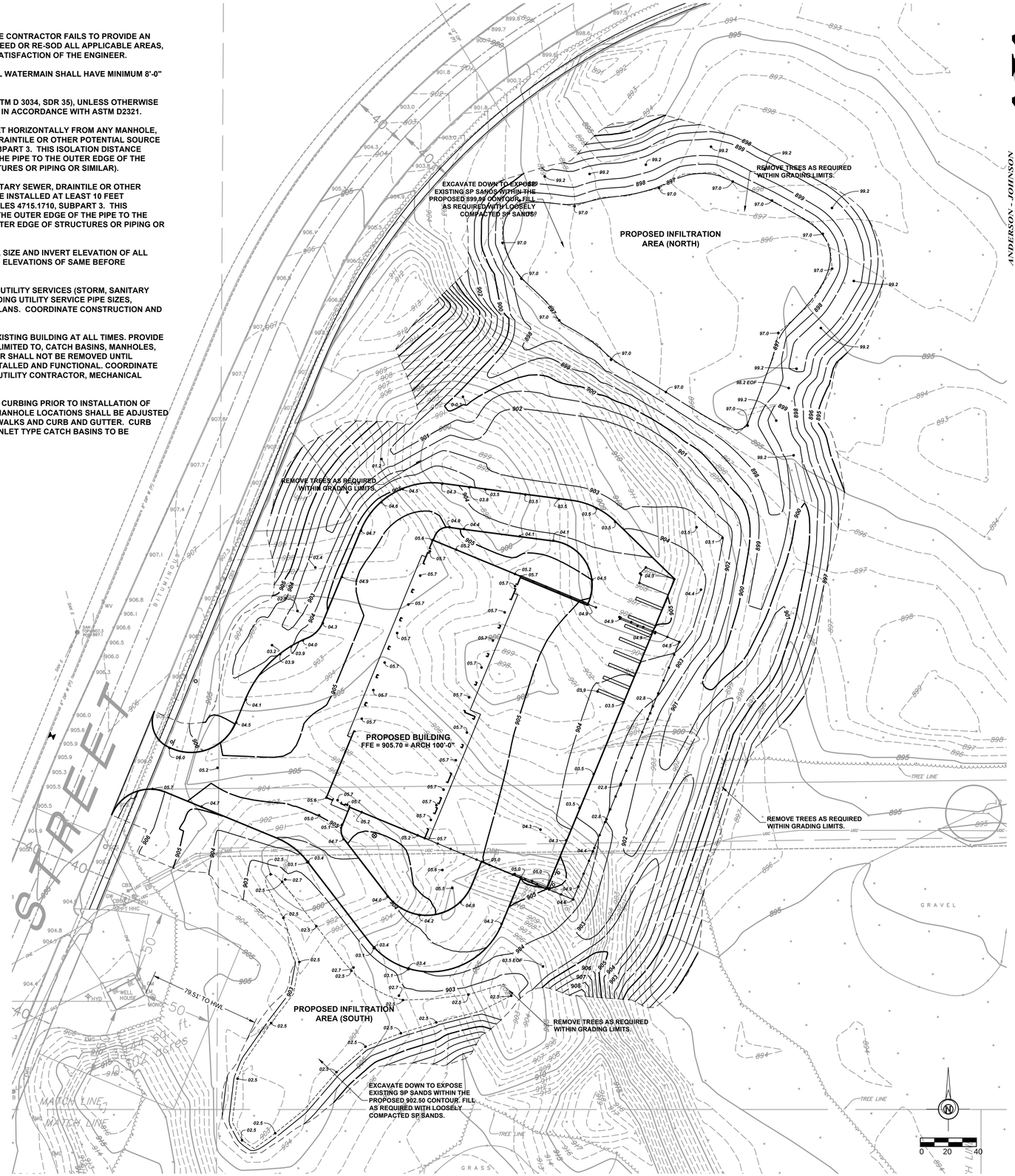
CHECKED BY JRP
DRAWN BY MLB
DATE 01/07/2016
PROJECT NO. 15095
SHEET NO. C1.11

GENERAL NOTES

1. ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT FROM THE MPCA. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL SIGNAGE (CONSTRUCTION ZONES) NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. ALL SIGNAGE LAYOUTS MUST BE DESIGNED BY THE CONTRACTOR AND APPROVED BY LOCAL AUTHORITIES.
5. INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
6. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
7. REFER TO SPECIFICATIONS FOR DEWATERING REQUIREMENTS.
8. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
9. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOOP DIMENSIONS AND LAYOUT.
10. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, PART OF SECTION 01 89 13, FOR EROSION CONTROL REQUIREMENTS. SECTION 31 00 00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
11. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
12. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
13. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.
14. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
15. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
16. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 10.1 OR 10 SHALL BE UNDERSTOOD TO MEAN 1010.1 OR 1010.
17. SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE GUTTER GRADES, UNLESS NOTED OTHERWISE. SPOT ELEVATIONS WITH LABELS OUTSIDE THE BUILDING PERIMETER INDICATE PROPOSED GRADES OUTSIDE THE BUILDING. SPOT ELEVATIONS WITH LABELS INSIDE THE BUILDING PERIMETER INDICATE PROPOSED FINISH FLOOR ELEVATIONS.
18. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
19. NO FINISHED SLOPES SHALL EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1), UNLESS OTHERWISE NOTED.
20. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLIME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED OR SODDED. REFER TO SHEETS C8.1, C8.2, C8.3, LANDSCAPING PLANS, FOR SOD AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE SEEDED WITH SEED MIX #2.
21. WHERE NEW SOD MEETS EXISTING SOD, EXISTING SOD EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.
22. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
23. ALL WATERMAIN PIPE SHALL BE DIP, CLASS 52. ALL WATERMAIN SHALL HAVE MINIMUM 8'-0" BURY (TOP OF PIPE TO FINISH GRADE).
24. ALL SANITARY SEWER PIPE SHALL BE PVC PIPE (ASTM D 3034, SDR 35), UNLESS OTHERWISE NOTED. SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.
25. WATERMAIN SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAINTILE OR OTHER POTENTIAL SOURCE FOR CONTAMINATION PER MN RULES 4715.1710, SUBPART 3. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
26. ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAINTILE OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MN RULES 4715.1710, SUBPART 3. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
27. LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.
28. PRIOR TO CONSTRUCTION OF PROPOSED BUILDING UTILITY SERVICES (STORM, SANITARY SEWER, WATERMAIN), VERIFY ALL PROPOSED BUILDING UTILITY SERVICE PIPE SIZES, LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS. COORDINATE CONSTRUCTION AND CONNECTIONS WITH MECHANICAL CONTRACTOR.
29. CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER (INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, ETC.) AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
30. CONTRACTOR SHALL STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF GATE VALVES AND MANHOLES. GATE VALVE AND MANHOLE LOCATIONS SHALL BE ADJUSTED TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. CURB AND GUTTER SHALL BE STAKED TO ALLOW CURB INLET TYPE CATCH BASINS TO BE PROPERLY LOCATED IN LINE WITH CURBING.

LEGEND

- REFERENCE KEY TO SITE DETAILS
  - DETAIL I.D NUMBER (TOP)
  - DETAIL SHEET NUMBER (BOTTOM)
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- 955 — PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
  - ME = MATCH EXISTING
  - EOF = EMERGENCY OVERFLOW
- PROPOSED GRADING LIMITS
- SB-1 — APPROXIMATE SOIL BORING LOCATION
- PROPOSED MANHOLE (MH)
- PROPOSED GATE VALVE (GV)
- PROPERTY LINE



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GRADING AND DRAINAGE PLAN

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

JAY R. POMEROY
23543 — 12/30/2015
REG. NO. — DATE

CHECKED BY	JRP
DRAWN BY	MLB
DATE	12/30/2015
PROJECT NO.	15095
SHEET NO.	C1.21

EXCERPT FROM THE SWPPP NARRATIVE

The following is from the Storm Water Pollution Prevention Plan Narrative, Section 01 89 13 of the Project Manual. In accordance with Section 31 00 00, the Contractor shall be responsible for full implementation of and maintenance required by the SWPPP Narrative until the Notice of Termination is approved by the MPCA. Should differences arise between the SWPPP Narrative information described below and the information contained within the SWPPP Narrative, bound into the Project Manual, the SWPPP in the Project Manual shall govern.

V. General Construction Sequence (in conjunction with the Construction Manager's Construction Schedule)

A. Erosion Control Devices, noted herein, include:
1. Silt fence
2. Sediment Control Device at storm sewer inlets
3. Sediment log
4. Rock construction entrance
5. Rock check dams
6. Rip rap
7. Storm water treatment basins
8. Temporary sediment basins
9. Storm sewer systems
10. Temporary outlet pipes
11. Erosion control blanket
12. Temporary seeding
13. Final seeding / sodding
14. Temporary / permanent vegetation
15. Other features identified by the Minnesota Pollution Control Agency, City or Engineer as a Best Management Practice (BMP) device.

B. Contractor and Owner shall apply for NPDES Phase II Permit within 24 hours of award of Contract.
1. Once obtained, the Contractor shall post the permit in the job site trailer or other suitable temporary storage area.

C. The Contractor shall review the SWPPP and its sequencing and requirements. The Contractor shall notify the Engineer if site conditions, construction sequencing, or other items are different or require modification from this written SWPPP.
Modifications to the SWPPP may be made upon approval of the Engineer.

D. Following review of the SWPPP plans commence with the following construction sequence (*Note, the Construction Sequence described below is an effort to minimize erosion potential during construction. The Sequence may be modified if the Contractor and Engineer mutually agree there is benefit to modify the Sequence to facilitate the CM"s Construction Schedule and maintain erosion control on site while protecting Surface Waters of the State)*:
1. Install perimeter silt fence where indicated on the Drawings. Silt fence shall be as specified in Section 31 25 00.
2. Construct Sediment Control Devices at existing storm sewer inlets (hay bales around castings and silt fence under castings will not be acceptable). Select devices that will not hinder traffic flow or vehicle movements.
3. Have silt fence and other erosion control devices inspected by local authorities, as required by the local authority.
4. Delineate limits of proposed stormwater management areas (infiltration and detention areas) and provide visual barrier around these areas to prohibit construction traffic within these zones. It is suggested that orange snow fence be installed around the full perimeter of these areas. No construction equipment staging, material staging, contractor parking, or other construction related access will be permitted within these areas. Maintain visual barrier on a regular basis.
   - a. Work in these areas shall be minimized until upstream tributary areas are stabilized (either temporary or permanent stabilization). Maintain existing vegetation cover as much as possible.
5. Construct the rock construction entrance.
6. Remove existing site features to allow for building pad preparation.
7. Begin rough grading for the building pad.
8. Begin rough grading the new parking lot.
9. Establish the concrete truck washout area and post with a sign.
10. Construct retaining walls within the building limits to allow for full construction of the building pad and its varying finish floor elevations. Complete grading the building pad.
11. Construct the sanitary sewer system.
12. Construct the watermain system.
13. Rough grade the paved area subgrade to specified tolerances.
16. Begin building construction.
17. Rough and finish grade the new parking lot subgrade following the procedures identified in Section 31 00 00 Earthwork.
18. Once pavement subgrade testing is complete, construct the stabilized aggregate base course. This will serve as temporary stabilization for the parking lot.
19. Construct curb and gutter and concrete slabs. This will serve as permanent stabilization for the walk areas.
20. Construct the first lift of pavement in the parking lot. This will serve as permanent stabilization for the parking lot.
21. Rough and finish grade bituminous path subgrade following the procedures identified in Section 31 00 00 Earthwork.
22. Once pavement subgrade testing is complete, construct the stabilized aggregate base course. This will serve as temporary stabilization for the paths.
23. Begin construction of Infiltration Areas. The site relies on these areas for storm drainage as all storm water runoff is contained on site and does not discharge to storm sewer. Therefore, it is critical to maintain or enhance the infiltrating properties of the soil within these areas. Options to accomplish include the following:
   - a. Limit construction traffic within these areas as much as possible to avoid compacting the soils in these areas.
   - b. Use a toothed bucket backhoe to excavate soils. Use off road trucks to haul and dump soils to other parts of the site.
   - c. Use a bucket and backhoe to place soils (where fill is required).
   - d. Use a toothed bucket for rough grading.
   - e. Use manual labor for finish grading.
   - f. Do not use equipment on the surface of the areas as this will compact the soils. Minimize smearing of the soils with mechanical equipment.
28. Spread topsoil and finish grade the outlying areas. Topsoil spreading shall include all areas except around the building until the exterior building work is complete.
29. Finish grade topsoil and prepare these areas for sod/seed.
30. Sod/seed the outlying areas.
31. Once building exterior is complete, spread topsoil and prepare areas for sodding/seeding.
32. Provide final grading and restoration at the Infiltration Areas, including:
   - a. Accessing the Areas at a single location to minimize disturbance to the surrounding areas.
   - b. Self propelled equipment of any kind is prohibited within the Infiltration and Detention area limits. Self propelled equipment will compact the soils and adversely affect infiltration.
   - c. Access shall come from outside the Areas (for example, use a backhoe for final excavation that reaches from outside the areas).
   - d. Removal of all accumulated soils other than SP sands using a toothed bucket.
   - e. Removal of all debris by hand.
   - f. Scarify the upper 12 inches of the SP sands as specified in Section 31 00 00 Earthwork.
   - g. Apply peat and blend into upper soil horizon as specified in Section 31 00 00 Earthwork.
   - h. Install plantings (by hand to minimize compaction of soils).
34. Provide final lift of pavement and pavement markings.
35. Provide final stabilization and cleanup of the site.

E. Provide maintenance to erosion control devices and BMP's to comply with the requirements of the permit.

F. Re-install all sediment control practices that have been adjusted or removed to accommodate short-term activates, such as passage of construction vehicles or equipment, immediately after the short-term activity has been completed. All sediment control practices shall be re-installed before the next precipitation event if the short term activity is not complete.

G. Inspect erosion control devices and provide routine maintenance as follows:
1. Inspect erosion control devices a minimum of once per week and **inspect, repair and cover erosion-damaged areas within 6 hours of every 24 hour storm event that is greater than or equal to 0.5 inches to comply with Minnesota B3 Guidelines requirements**. Record inspection on log posted in Contractor's construction trailer or other suitable temporary storage area. All inspections and maintenance shall be recorded within 24 hours.
   - a. Records of each inspection and maintenance activity shall include:
     - (1) Date and time of inspections
     - (2) Name of person conducting inspection
     - (3) Findings of inspections, including recommendations for corrective actions
     - (4) If any discharge is observed to be occurring during the inspection, a record of all points of the property, from which there is a discharge must be made, and the discharge should be described (i.e., color, odor, floating, settled, or suspended solids, foam, oil sheen, and other obvious indicators of pollutants. Photographs shall be taken and kept with the inspection log.
     - (5) Corrective actions taken (including dates, times, and party completing maintenance activities
     - (6) Date and amount of all rainfall events greater than one quarter inch (0.25 inch) in 24 hours. Rainfall amounts must be obtained by a properly maintained rain gauge installed onsite, a weather station that is within 1 mile of the project site, or a weather reporting system that provides site specific rainfall data from radar summaries
     - (7) Documentation of changes made to the SWPPP as required by the NPDES General Stormwater Permit for Construction Activity (MN R100001)
   - b. Inspections are not required where the ground is frozen. The required inspections and maintenance schedule must begin within 24 hours after runoff occurs at the site or 24 hours prior to resuming construction, whichever comes first.
2. Provide maintenance for all devices as follows:
   - a. Silt fences, sediment logs, temporary berms, and erosion control devices at storm sewer inlets shall be inspected for depth of sediment, tears, to see if fabric is securely attached to support posts or structure, and to see that posts and devices are securely in place.
   - b. Silt fences, sediment logs, temporary berms, and erosion control devices at storm sewer inlets, and other erosion control devices shall be cleaned when sediment reaches 1/3 the height of the erosion control device, within 24 hours.
   - c. Rock construction entrances shall be inspected for clogging of river rock. River rock that has become clogged with sediment shall be removed and replaced with fresh river rock.
   - d. Repairs or replacements to all erosion control devices shall occur within 24 hours of discovery.
   - e. Tracked sediment from construction vehicles on to public streets and paved areas (including paved areas on the construction site) shall be removed within 24 hours of discovery.
   - f. Streets and other areas adjacent to the project must be inspected for evidence of off-site accumulations of sediment. If sediment is present, it must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
   - g. Removal of sediment and restabilization of Surface Waters shall be accomplished within 24 hours of discovery (**note: surface waters include curb and gutter, pavements, storm sewer, swales, or other similar storm water conveyance devices**).

H. Provide dewatering of excavations as identified in Section 31 00 00.

I. Temporary Soil Stockpiles:
1. Temporary soil stockpiles shall not be placed in surface waters of the state, including surface conveyances such as curb and gutter, swales, or ditches.
2. Install silt fence at the base of the temporary soil stockpile (full perimeter).
3. Temporary soil stockpiles shall be seeded with temporary seed mix and hydromulch when stockpiles are left inactive for **periods longer than 48 hours to comply with Minnesota B3 Guidelines requirements**. Note, this does not apply to aggregate stockpiles or other stockpiles without significant silt, clay or organic components (clean aggregate stockpiles, clean rock, clean sand and similar clean aggregates).

J. Stabilize denuded areas and (including stockpiles) within the following number of days of last construction activity (temporary or permanent) in that area:
1. As soon as possible but **in no case later than 48 hours to comply with Minnesota B3 Guidelines requirements**.

K. Provide maintenance of all sodded areas until fully established.

L. Provide cleaning of storm sewer system at the completion of the project. Cleaning shall include removal of accumulated sediment from all surface waters as defined by the permit (for example, curb and gutter, pavements, swales, Infiltration and Detention areas, detention areas, and storm sewer piping and structures).

M. Remove silt fence and erosion control devices at storm sewer inlets following full establishment of site vegetation. Dispose materials properly off-site.

N. Apply for Notice of Termination (NOT) with MPCA. NOT must be submitted within 30 days after:
1. Site has undergone Final Stabilization (at least 80% vegetative cover), and
2. Removal of all temporary erosion control measures (silt fence, etc.), and
3. Final cleanout and maintenance of all permanent storm water facilities, and
4. Completion of all maintenance activities and site cleanup.

NOTES

1. REFER TO SHEET C1.21, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
2. ALL WATERMAIN PIPE SHALL BE DIP, CLASS 52. ALL WATERMAIN SHALL HAVE MINIMUM 8'-0" BURY (TOP OF PIPE TO FINISH GRADE). DIP SHALL BE ENCASED WITH POLYETHYLENE FILM CONFORMING TO ASTM D 1248-889.
3. ALL SANITARY SEWER PIPE SHALL BE PVC PIPE (ASTM D 3034, SDR 35), UNLESS OTHERWISE NOTED. SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.
4. WATERMAIN SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAINTILE OR OTHER POTENTIAL SOURCE FOR CONTAMINATION PER MN RULES 4715.1710, SUBPART 3. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
5. LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.
6. PRIOR TO CONSTRUCTION OF PROPOSED BUILDING UTILITY SERVICES (SANITARY SEWER, WATERMAIN), VERIFY ALL PROPOSED BUILDING UTILITY SERVICE PIPE SIZES, LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS. COORDINATE CONSTRUCTION AND CONNECTIONS WITH MECHANICAL CONTRACTOR.
7. CONTRACTOR SHALL STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF GATE VALVES AND MANHOLES. GATE VALVE AND MANHOLE LOCATIONS SHALL BE ADJUSTED TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. CURB AND GUTTER SHALL BE STAKED TO ALLOW CURB INLET TYPE CATCH BASINS TO BE PROPERLY LOCATED IN LINE WITH CURBING.
8. REFER TO SWPPP NARRATIVE (SECTION 01 89 13) FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
9. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
10. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
11. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND OTHER LOCAL REGULATIONS.
12. IF EROSION AND SEDIMENT CONTROL MEASURES TAKEN ARE NOT ADEQUATE AND RESULT IN DOWNSTREAM SEDIMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OUT DOWNSTREAM STORM SEWERS AS NECESSARY, INCLUDING ASSOCIATED RESTORATION.
13. SEDIMENT CONTROL DEVICE AT STORM SEWER INLETS. AT THE INLETS TO ALL STORM SEWER STRUCTURES, PROVIDE A PRODUCT FROM THE FOLLOWING LIST. ACCEPTABLE PRODUCTS:
   - A. WIMCO TOP SLAB™ MODEL RD 27.
   - B. INFRASAFE® SEDIMENT CONTROL BARRIER, DISTRIBUTED BY ROYAL ENVIRONMENTAL SYSTEMS, INC. SCB'S SHALL BE SIZED SPECIFICALLY FOR THE STRUCTURE AND CASTING SPECIFIED. SCB'S SHALL BE EQUIPPED WITH FRAME AND PERFORATED SHROUD AND SHALL BE WRAPPED ON THE OUTSIDE, COVERING THE PERFORATED WALL ONLY, WITH A GEOTEXTILE SOCK.
   - C. DANDY BAG® OR DANDY BAG II® DISTRIBUTED BY BROCK WHITE COMPANY, ST. PAUL, MN (615) 647-0950. DANDY BAG SHALL BE USED ONLY FOR CURB INLETS AFTER PAVEMENT (BINDER COURSE OR WEAR COURSE) IS INSTALLED OR AT EXISTING PAVED AREAS.
   - D. INFRASAFE® DEBRIS COLLECTION DEVICE BY ROYAL ENVIRONMENTAL SYSTEMS, INC., DISTRIBUTED BY ESS BROTHERS, 9350 COUNTY ROAD 19, CORCORAN, MN 55357 DCD'S SHALL BE SIZED SPECIFICALLY FOR THE STRUCTURE AND CASTING SPECIFIED. PROVIDE FILTER BAGS AND TIES FOR COMPLETE INSTALLATION.
   - E. OR APPROVED EQUAL.

LEGEND

REFERENCE KEY TO SITE DETAILS
DETAIL I.D NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)

EXISTING CONTOUR

955 — PROPOSED CONTOUR

PROPOSED SPOT ELEVATION
ME = MATCH EXISTING
EOF = EMERGENCY OVERFLOW

PROPOSED GRADING LIMITS

PROPOSED SANITARY SEWER

PROPOSED WATERMAIN

PROPOSED MANHOLE (MH)

PROPOSED GATE VALVE (GV)

PROPOSED SILT FENCE

PROPOSED SEDIMENT CONTROL LOG

PROPOSED ROCK CONSTRUCTION ENTRANCE

PROPOSED EROSION CONTROL BLANKET

PROPERTY LINE

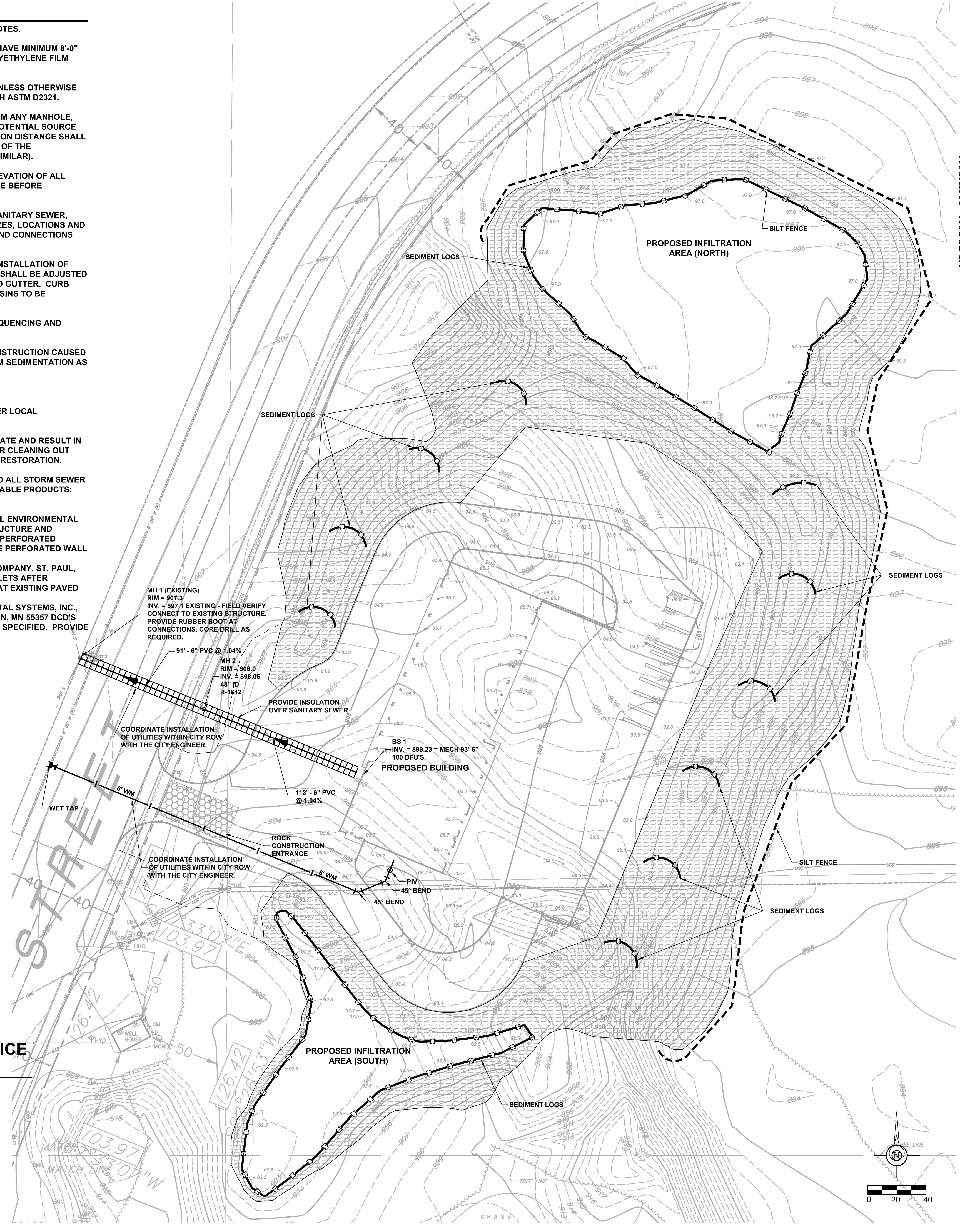
APPROXIMATE EROSION CONTROL DEVICE QUANTITIES

SILT FENCE = 1,000 L.F.

SEDIMENT CONTROL LOG = 1,650 L.F.

ROCK CONSTRUCTION ENTRANCE = 24 C.Y.

EROSION CONTROL BLANKET = 10,500 S.Y.



ANDERSON - JOHNSON ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE • SITE PLANNING • CIVIL ENGINEERING

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ANOKA-HENNEPIN SCHOOLS VEHICLE STORAGE BUILDING
ANOKA-HENNEPIN SCHOOL DISTRICT
11301 DOGWOOD ST NW
COON RAPIDS, MN 55448

UTILITY AND EROSION AND SEDIMENT CONTROL PLAN

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

DAVID A. REY
40180 12/30/2015
REG. NO. DATE

CHECKED BY DAR

DRAWN BY MLB

DATE 12/30/2015

PROJECT NO. 15095

SHEET NO.
C1.31

LANDSCAPING AND IRRIGATION NOTES:

1. REFER TO SHEET C1.21, GRADING PLAN, FOR GENERAL NOTES.
2. REFER TO SWPPP NARRATIVE FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
3. LANDSCAPE ARCHITECT MUST INSPECT AND APPROVE FINISH GRADING BEFORE CONTRACTOR PROCEEDS WITH SODDING AND SEEDING.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDED.
5. WHERE NEW SOD MEETS EXISTING TURF, EXISTING TURF EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.
6. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SOD OR RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
7. BEGIN TURF ESTABLISHMENT IMMEDIATELY AFTER SODDING OR SEEDING, REFER TO SPECIFICATION FOR PROCEDURE.
8. ALL TREES TO BE BALLED AND BURLAPPED.
9. ALL TREES AND SHRUBS SHALL RECEIVE 4" DEPTH OF CLEAN SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
10. ALL PLANT MATERIALS SHALL BE NO. 1 QUALITY, NURSERY GROWN AND SPECIMENS MUST BE MATCHED. ALL OVERSTORY TREES ADJACENT TO DRIVE AND IN PARKING LOT SHALL BEGIN BRANCHING NO LOWER THAN 6'.
11. IRRIGATION SYSTEM IS DESIGNED FOR 50(+/-) PSI AT THE BASE OF ALL TURF HEADS AND 65(+/-) PSI AT THE BASE OF INFILTRATION HEADS. NOTIFY ENGINEER/LANDSCAPE ARCHITECT IF EXISTING PRESSURE DIFFERS.
12. WATER SOURCE: WATER WILL BE AVAILABLE FROM A 2" IRRIGATION STUB IN MECHANICAL ROOM IN BUILDING.
13. LAYOUT WORK AS ACCURATELY AS POSSIBLE. THE CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO THE LOCATION AND SPACING AS NECESSARY TO ACCOMMODATE ACTUAL FIELD CONDITIONS. HEAD LOCATIONS SHALL BE FLAGGED AND REVIEWED BY THE ENGINEER PRIOR TO INSTALLATION.
14. COORDINATE INSTALLATION WITH THE WORK OF OTHERS.
15. ALL MATERIALS SHALL BE INSTALLED AS DETAILED ON DRAWINGS, HOWEVER, IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURER . ALL SUCH LITERATURE MUST BE SUBMITTED 48 HOURS PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY THE ENGINEER.
16. CHECK AND VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING.
17. LATERAL PIPING SHALL BE A MINIMUM OF 12 INCHES DEEP AND MAINLINE PIPING A MINIMUM OF 18 INCHES DEEP. ENGINEER SHALL BE NOTIFIED TO VERIFY TRENCH DEPTHS BEFORE BACKFILLING.
18. ALL MAIN LINE PIPING AND LATERAL PIPE OF 1-1/2" AND LARGER SHALL BE PVC (SDR 26 / CLASS 160). ALL OTHER PIPE (SMALLER THAN 1-1/2") MAY BE POLYETHYLENE.
19. ALL SPRINKLERS SHALL BE AS NOTED ON LEGEND.
20. ADJUST HEADS FOR GRADE, AS NECESSARY, AFTER GRASS HAS BEEN ESTABLISHED AND ALL SETTLEMENT AT HEADS HAS OCCURRED.
21. ALL RISERS, BACKFLOW PREVENTORS AND HOSE BIBS SHALL BE SET PLUM. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISHED GRADE.
22. CONTROL VALVE WIRES SHALL BE #14 GAUGE U.F.U.L. APPROVED DIRECT BURIAL WITH THE EXCEPTION OF GROUND WIRE WHICH SHALL BE #12 GAUGE.
23. PLACE ALL VALVES IN APPROVED VALVE BOXES.
24. USE TEFLON TAPE ON ALL THREADED JOINTS.
25. CONDUCT PERFORMANCE TEST IN THE PRESENCE OF OWNER AND LANDSCAPE ARCHITECT FOLLOWING COMPLETION OF SYSTEM INSTALLATION.
26. CONDUCT AND DEMONSTRATE TO OWNER THE WINTERIZATION AND SPRING START-UP PROCESS IN THE FALL OF COMPLETION.

PLANT SCHEDULE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY.	SIZE	ROOT	UNITS
DECIDUOUS SHADE TREES						
CO	HACKBERRY	Celtis occidentalis	6	2-1/2" cal.	B&B	60
QM	BUR OAK	Quercus macrocarpa	10	2-1/2" cal.	B&B	100
TC	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'	4	2-1/2" cal.	B&B	40
UV	VALLEY FORGE ELM	Ulmus americana 'Valley Forge'	8	2-1/2" cal.	B&B	80
ORNAMENTAL TREE						
SR	JAPANESE TREE LILAC CLUMP	Syringa reticulata	5	7' Ht.	B&B	50
CONIFEROUS TREES						
PG	BLACK HILLS SPRUCE	Picea glauca densata	11	6' Ht.	B&B	88
PN	AUSTRIAN PINE	Pinus nigra	10	6' Ht.	B&B	80
PR	NORWAY PINE	Pinus resinosa	15	6' Ht.	B&B	120
CONIFEROUS SHRUBS						
JC	HETZ COLUMNAR JUNIPER	Juniperus chinensis 'Hetzii Columnaris'	27	4' Ht.	B&B	27
TO	RUSHMORE ARBORVITAE	Thuja occidentalis 'Rushmore'	25	4' Ht.	B&B	25

LEGEND

- REFERENCE KEY TO SITE DETAILS — DETAIL I.D NUMBER (TOP) DETAIL SHEET NUMBER (BOTTOM)
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PROPOSED SEED MIX #1
- PROPOSED NATIVE SEEDING
- 2" MAIN — IRRIGATION MAINLINE (NUMBER INDICATES PIPE SIZE)
- 1-1/4" — IRRIGATION PVC LATERAL PIPING (NUMBER INDICATES PIPE SIZE)
- IRRIGATION ELECTRIC VALVE (REFER TO NOTE #20)
- MECHANICAL CONNECTION/ CONTROLLER
- ISOLATION GATE VALVE
- Q.C. — QUICK COUPLER
- IRRIGATION TURF HEADS: HUNTER PGJ SPRAY, HUNTER RZWS (Root Zone Watering System)
- SLEEVING (UNDER ALL PAVED AREAS/CROSSINGS)
- PROPERTY LINE

LANDSCAPE REQUIREMENTS:

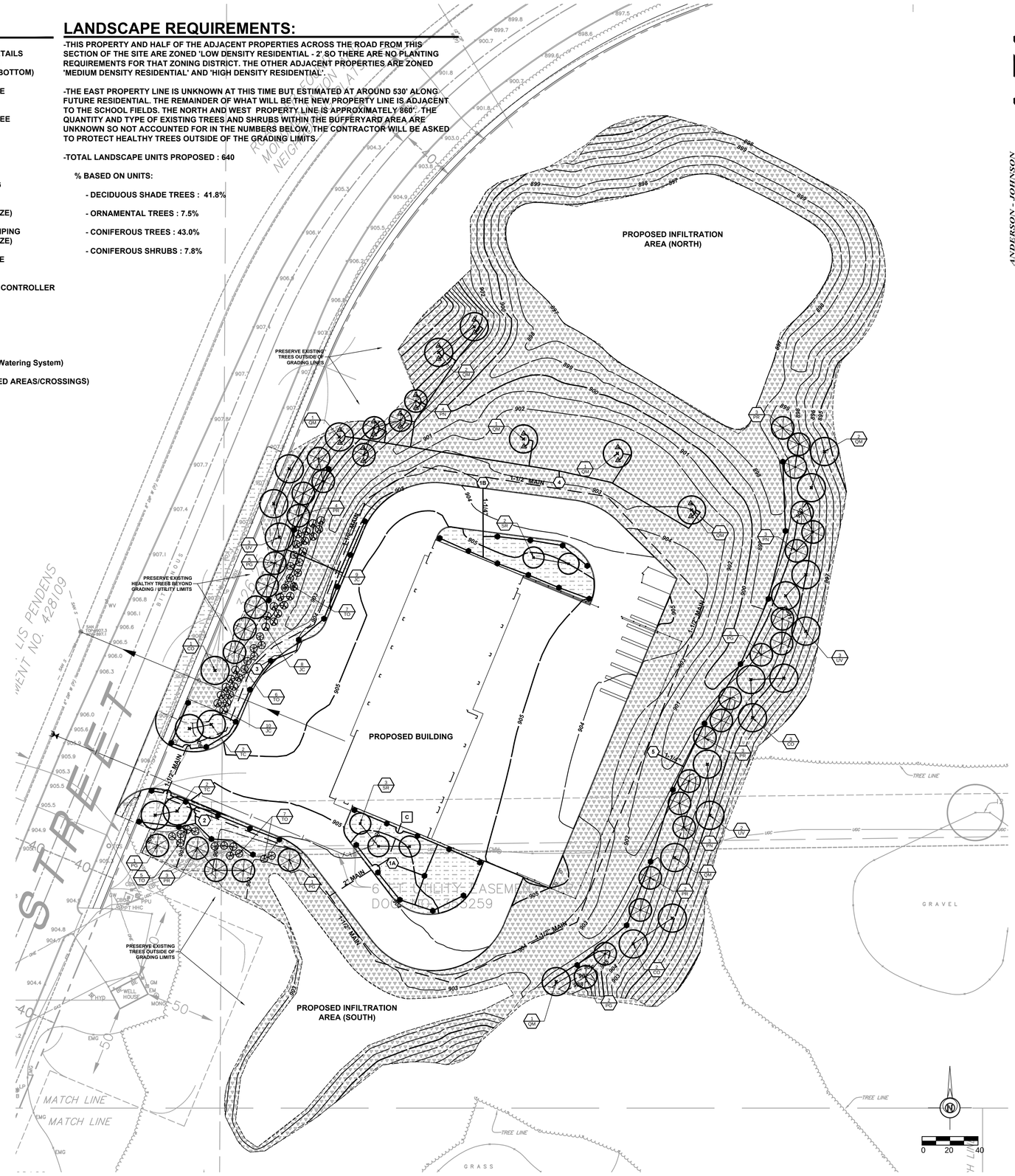
-THIS PROPERTY AND HALF OF THE ADJACENT PROPERTIES ACROSS THE ROAD FROM THIS SECTION OF THE SITE ARE ZONED 'LOW DENSITY RESIDENTIAL - 2' SO THERE ARE NO PLANTING REQUIREMENTS FOR THAT ZONING DISTRICT. THE OTHER ADJACENT PROPERTIES ARE ZONED 'MEDIUM DENSITY RESIDENTIAL' AND 'HIGH DENSITY RESIDENTIAL'.

-THE EAST PROPERTY LINE IS UNKNOWN AT THIS TIME BUT ESTIMATED AT AROUND 530' ALONG FUTURE RESIDENTIAL. THE REMAINDER OF WHAT WILL BE THE NEW PROPERTY LINE IS ADJACENT TO THE SCHOOL FIELDS. THE NORTH AND WEST PROPERTY LINE IS APPROXIMATELY 860'. THE QUANTITY AND TYPE OF EXISTING TREES AND SHRUBS WITHIN THE BUFFERYARD AREA ARE UNKNOWN SO NOT ACCOUNTED FOR IN THE NUMBERS BELOW. THE CONTRACTOR WILL BE ASKED TO PROTECT HEALTHY TREES OUTSIDE OF THE GRADING LIMITS.

-TOTAL LANDSCAPE UNITS PROPOSED : 640

% BASED ON UNITS:

- DECIDUOUS SHADE TREES : 41.8%
- ORNAMENTAL TREES : 7.5%
- CONIFEROUS TREES : 43.0%
- CONIFEROUS SHRUBS : 7.8%



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ANOKA-HENNEPIN SCHOOLS
VEHICLE STORAGE BUILDING
ANOKA-HENNEPIN SCHOOL DISTRICT
11301 DOGWOOD ST NW
COON RAPIDS, MN 55448

LANDSCAPE PLAN

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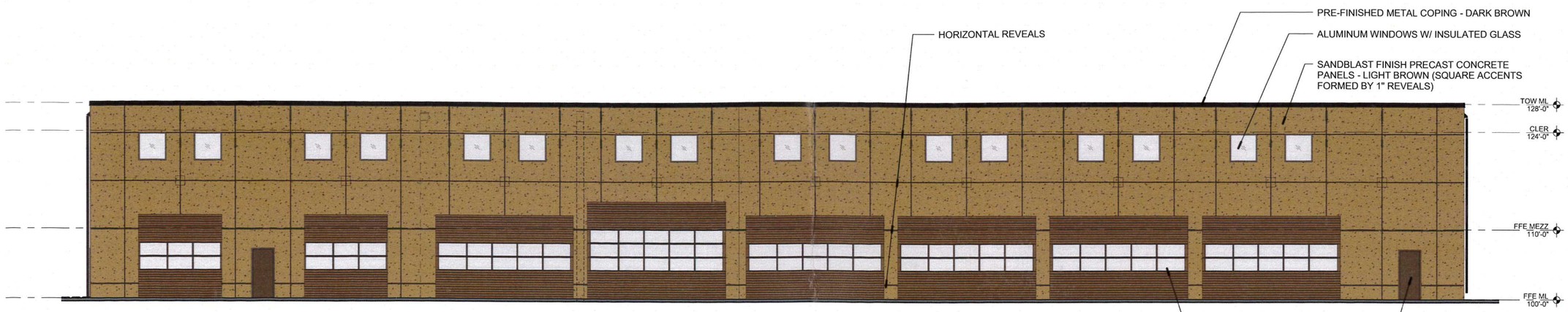
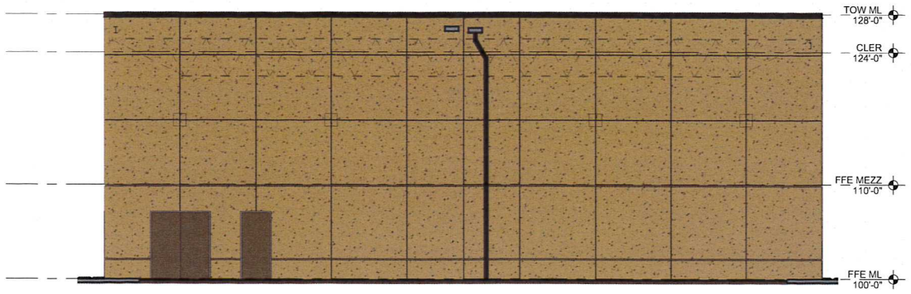
JAY R. POMEROY
23543 — REG. NO.
12/30/2015 — DATE

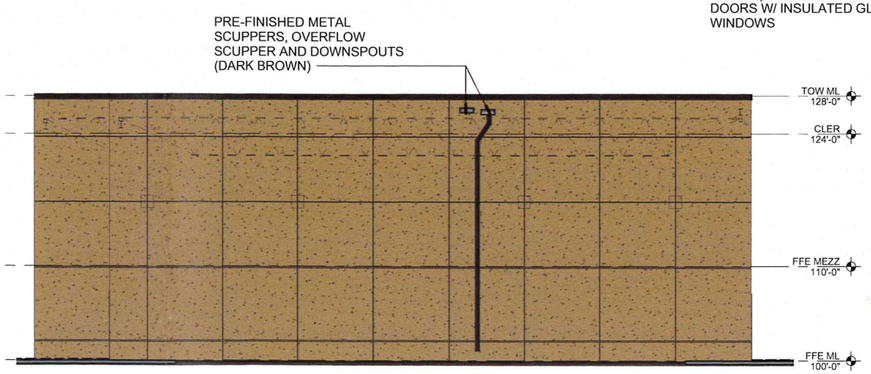
CHECKED BY JRP
DRAWN BY LJD
DATE 12/30/2015
PROJECT NO. 15095
SHEET NO. L1.11



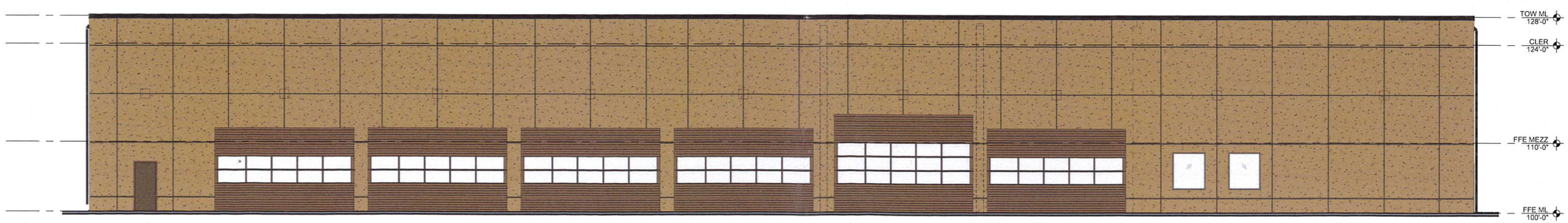
1 / E1.0 EAST ELEVATION
1/8" = 1'-0"



2 / E1.0 NORTH ELEVATION
1/8" = 1'-0"



3 / E1.0 SOUTH ELEVATION
1/8" = 1'-0"



4 / E1.0 WEST ELEVATION
1/8" = 1'-0"

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ANOKA HENNEPIN VEHICLE STORAGE BUILDING

COON RAPIDS, MN

EXTERIOR ELEVATIONS (SITE PLAN REVIEW)

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

MICHAEL F. KRAFT
#23538 NOV 9, 2015
REG. NO. DATE

CHECKED BY MKA

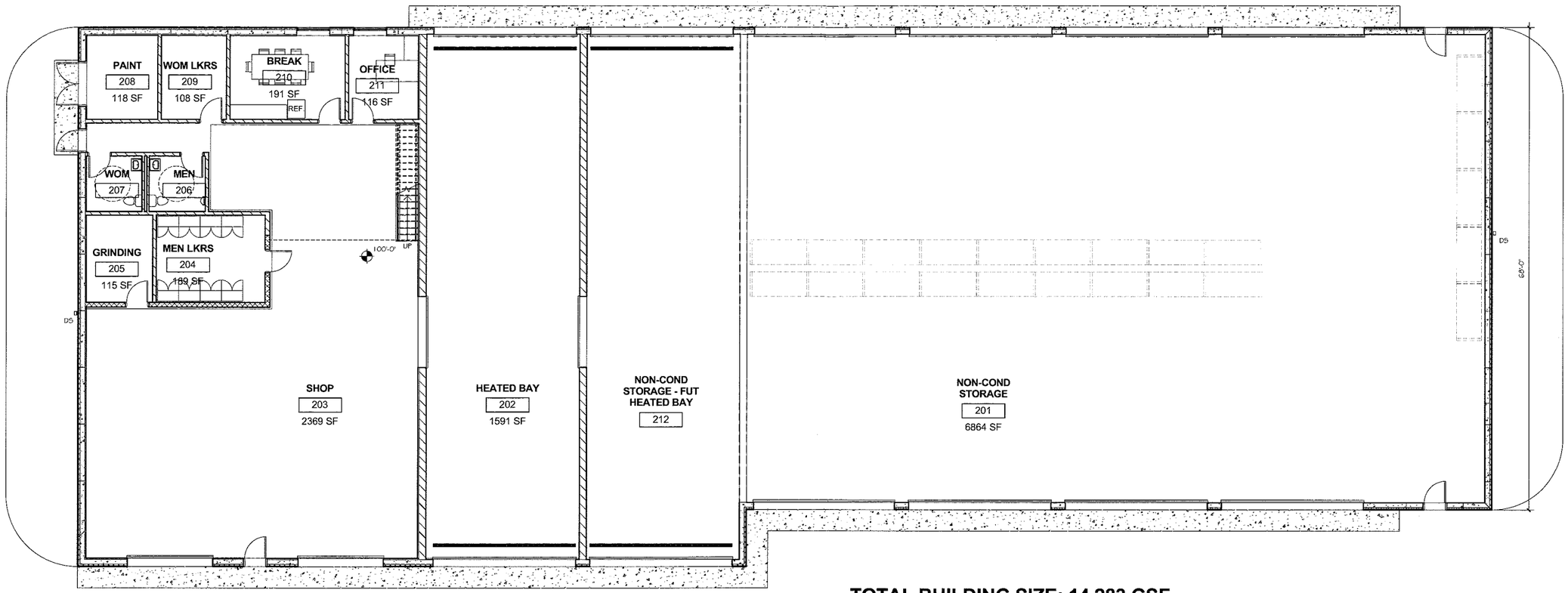
DRAWN BY LSF

DATE NOV 9, 2015

PROJECT NO. 1543

SHEET NO. E1.0

11/9/2015 11:15:12 AM



TOTAL BUILDING SIZE: 14,283 GSF

TRUE NORTH
PROJECT NORTH

1 / P1.0 FLOOR PLAN
1/8" = 1'-0"

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ANOKA HENNEPIN VEHICLE
STORAGE BUILDING

COON RAPIDS, MN

FLOOR PLAN
(SITE PLAN REVIEW)

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

MICHAEL F. KRAFT

REG NO	DATE
#23538	NOV 9, 2015

CHECKED BY: MKA

DRAWN BY: LSF

DATE: NOV 9, 2015

PROJECT NO: 1543

SHEET NO: P1.0

11/9/2015 10:49:33 AM

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

TO: Scott Harlicker

FROM: Mark Hansen, Assistant City Engineer
Alex Wiebe, Civil Engineer

SUBJECT: Anoka-Hennepin School District Vehicle Storage and Maintenance Building
Proposed Site Development

DATE: January 11, 2016

The following comments are based on the Engineering Division review of the revised site plan dated December 30, 2015 (also received by the City on December 30) for a proposed Anoka-Hennepin School District vehicle storage and maintenance facility to be located east of and adjacent to Dogwood Street NW just north of Northdale Middle School. The site is to be located within the LDR2 zoning district. The civil engineer is Anderson-Johnson Associates.

C1.11 - Site Plan

- Truck turning templates shall be provided that show the largest vehicle anticipated to be accessing the proposed site.
- Proposed concrete driveway aprons shall be a minimum thickness of 8-inches (City standard for commercial driveway aprons).
- Documentation shall be provided showing the building is outside the existing utility easement. The plans do not clearly label the easement limits.
- The applicant shall address how sediment from the proposed granular storage bins will be contained and prevented from entering the infiltration basins.

C1.21 - Grading and Drainage Plan

- The Coon Creek Watershed District will require a post construction infiltration test on each proposed infiltration basin. A note to this effect should be added to the plans. Verify the wording of the note with the watershed district.
- The south infiltration basin location is a concern to the City due to its proximity to the drinking water aquifer accessed by City Well #9. The applicant shall provide documentation noting the chemical containment process, as well as spill response procedures for any vehicle maintenance that may involve the use of hazardous chemicals.
- The EOF of the southern infiltration pond (903.5) has a higher elevation than the lowest ribbon curb elevation (903.4). This should be adjusted so water will not back up into the parking lot.
- On the east side of the parking lot, there is a low spot shown in the proposed curb line. Elevations should be adjusted, or an outlet provided.
- Review the 899.9 contour note for the North Infiltration area – should this be 897.0?

C1.31 - Utility and Erosion and Sediment Control Plan

- Per the Fire Marshall, a total of two fire hydrants shall be placed near the north and south building corners on the proposed site plan.
- Revise all notes to state that slopes must be stabilized within 7 days of completion of grading activities.
- Sediment control logs shall be added at and downstream of the north infiltration pond EOF.
- Long term erosion control mat or a turf reinforcement mat shall be considered for all locations behind ribbon curb.
- Pre-treatment to intercept sediment and floatables shall be considered for storm water runoff to enter into before it gets to the infiltration basins. This may be done via an infiltration swale/forbay or sump manholes. Verify requirements with the Coon Creek Watershed District.

Landscape Plan

- Review percentages to verify they add up to 100%

General Comments

- Provide an updated Proposed Drainage Area Map and Storm Water Management Report.
- Based on the amount of disturbed area, an NPDES permit and storm water pollution prevention plan will be required by the MPCA. The City of Coon Rapids will be using WSB & Associates to perform periodic erosion control inspections during the construction phase of this project. The costs of these inspections will be paid for by the property owner/developer/contractor. This will be a requirement for release of the building permit.
- The project will require a permit from the Coon Creek Watershed District.
- The City is planning to reconstruct Dogwood Street this summer. If there is a way to coordinate construction of sewer and water services, it would be beneficial for both parties.
- A note needs to be made in the SWPPP that states that daily street sweeping is required during hauling activities, and could be required at the request of the City of Coon Rapids.
- Trunk and lateral assessments for new connections to City water and sewer will be required to be paid to the City at the time of building permit application. These assessments need to be computed and reviewed by City staff. The costs will be forwarded to the applicant as soon as the computation process is complete.

Cc: Tim Himmer, Public Works Director
Grant Fernelius, Community Development Director
Rebecca Haug, Coon Creek Watershed District

Planning Commission Regular **6.**

Meeting Date: 01/21/2016

Subject: PC 15-35, Preliminary Plat, 11301 Dogwood St. (Northdale Middle School and Eisenhower Elementary School property), Anderson Johnson Assoc.

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting preliminary plat approval to plat 79 acres into six lots and and two outlots. The plat includes request for variances to the minimum lot depth requirement for three lots and lot frontage for one lot.

ACTIONS

Continue public hearing from December 17th meeting
Recommendation by Planning Commission
Decision City Council on: February 2, 2016

60 DAY RULE

The applicant submitted this application on: November 6, 2015

To comply with the requirements of Minnesota Statute , the City must approve or deny the application by: March 5, 2016

LOCATION

The proposed plat will be located at 11301 Dogwood Street, Northdale Middle School and Eisenhower Elementary School.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Public School	Institutional	Single Family Residential 2
North	Public School	Institutional	Single Family Residential 2
South	Public School	Institutional	Single Family Residential 2
East	Public School	Institutional	Single Family Residential 2
West	Twin Homes	Moderate Density Residential	Moderate Density Residential and Single Family Residential 2

DISCUSSION

Background

The proposed plat is being requested in conjunction with the school district's proposed site plan and conditional use permit for a vehicle maintenance facility. The facility is proposed to be located north of the middle school with access from Dogwood street.

The proposed plat includes platting 79 acres into six lots and and two outlots. The proposed plat includes a request for variances to the minimum lot depth requirement for three lots and lot frontage for one lot. Current uses on the property include the middle and elementary schools, three city well houses, and a stormwater pond. The proposed plat will put each of these uses on its own lot, create a lot for the proposed school district vehicle maintenance facility and leave an oultot for future development.

- Lot 1- Northdale Middle School, 38.9 acres, no variance needed
- Lot 2 - Eisenhower Elementary School, 17.3 acres, no variance needed
- Lot 3 - City well house, 15,334 sf,, variance for lot depth required
- Lot 4- City well house, 16,573 sf., variances for lot frontage and lot depth required
- Lot 5 - City well house, 13,144 sf., variance for lot depth required
- Lot 6 - Proposed maintenance facility, 5.3 acres, no variance needed
- Outlot A - Future development, 10.7 acres
- Outlot B - Stormwater pond, 5.8 acres, no variance needed

The proposed plat will clarify property ownership issues between the City and the School District. The City has facilities on School District property and the School District has improvements on City property. The proposed plat will eliminate those discrepancies.

Variances

Each of the well houses will be on its own lot, each school on its own lot and the maintenance facility on its own lot. Each of the lots meet the minimum lot area requirement and the buildings will comply with setback requirements. However, because of the location of some of the well houses, and the desire to minimize the impact on the school district properties, those lots will need variances to lot depth. One well house is located behind a row of residences and will not have frontage on a city street.

The Subdivision Regulations permit the granting of variances. The variance can be granted provided the following are met:

Criteria for Granting a Variance	
The intent of this Chapter is met	Yes - The existing buildings comply with the setback requirements.
The granting of the variance will not be detrimental to the public safety, health or welfare, or injurious to other property or improvements in the neighborhood in which the property is located	Yes - The granting of this variance will not be detrimental to the public or neighborhood.
The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are generally not applicable to other property	Yes - The location of the well houses and the stormwater pond are unique and not generally applicable to other property.
	Yes

The literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district	Yes
The special conditions and circumstances do not result from the actions of the applicant	Yes - The well houses were constructed prior to the School District owning he property.
Because of the particular natural surroundings, shape, or topographical conditions of the specific property involved, unusual hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out	Yes - without the variance the well houses and stormwater pond will not be able to located on separate lots.

Grading, Drainage and Utilities

Grading, drainage and utilities are addressed in the attached Assistant Engineer's memo. The issues raised can be addressed during the review of the final plans.

RECOMMENDATION

In Planning Case 16-1, the Planning Commission recommend approval of the preliminary plat with the following conditions:

1. All comments Engineering must be addressed prior to releasing the plat for recording.

In Planning Case 16-1, the Planning Commission recommend approval of the variance to minimum lot depth and lot frontage based on the following:

1. The intent of this Chapter is met.
2. The granting of the variances will not be detrimental to the public safety, health or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
3. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are generally not applicable to other property.
4. The literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.
5. The special conditions and circumstances do not result from the actions of the applicant.
6. Because of the particular natural surroundings, shape, or topographical conditions of the specific property involved, unusual hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out

Attachments

Location Map

Preliminary Plat pg 1

Preliminary Plat pg 2

Location Map

LEGEND

○	Denotes iron monument set marked with P.L.S. No. 44900
●	Denotes found iron monument
AC	Denotes air conditioner
AIS	Denotes advertising and information sign
ANT	Denotes antenna
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BEN	Denotes bench
BH	Denotes beehive catch basin
BOULD	Denotes boulder
BR	Denotes bike rack
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BTL	Denotes beaver tail curb
BUSS	Denotes business sign
BWB	Denotes brick wall base
BWT	Denotes brick wall top
CB	Denotes catch basin
CBOX	Denotes control box
CBX	Denotes communication box
CMH	Denotes communication manhole
COL	Denotes building column
CS	Denotes curb stop
DG	Denotes drain grate
DIP	Denotes ductile iron pipe
DUST	Denotes dust collector
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EM	Denotes electric meter
EMG	Denotes edge of mowed grass
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FF	Denotes finished floor
FH	Denotes fire hookup
FOL	Denotes fiber optic line
FP	Denotes flag pole
FW	Denotes face of walk
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GLP	Denotes goal post
GM	Denotes gas meter
GP	Denotes guard post
GW	Denotes guy wire
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HCR	Denotes handicap ramp
HCS	Denotes handicap sign
HH	Denotes hand hole
HHC	Denotes communication hand hole
HYD	Denotes fire hydrant
INV	Denotes structure invert
KWB	Denotes keystone wall base
KWT	Denotes keystone wall top
LP	Denotes light pole
MC	Denotes metal cover
MH	Denotes manhole
MONO	Denotes monopole
OHC	Denotes overhead communication line
OHE	Denotes overhead electric line
PIV	Denotes post indicator valve
PKS	Denotes parking sign
PP	Denotes power pole
PPLP	Denotes power and light pole
PPU	Denotes power pole with underground util.
PVC	Denotes polyvinylchloride pipe
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SB	Denotes soil boring
SMH	Denotes storm manhole
ST S	Denotes storm sewer
STC	Denotes top of surmountable curb
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
TL	Denotes traffic light
TN	Denotes tennis net
TRANS	Denotes transformer
TV BOX	Denotes television box
UGC	Denotes underground communication line
UGE	Denotes underground electric line
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VP	Denotes vent pipe
VCP	Denotes vitrified clay pipe
W	Denotes water line
WMH	Denotes water manhole
WPLT	Denotes wood planter
WV	Denotes water valve
BAS	Denotes Basswood tree
BIR	Denotes Birch tree
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SHB	Denotes shrub
SPCB	Denotes Colorado Blue Spruce tree
SPCG	Denotes Colorado Green Spruce tree
SPR	Denotes Spruce tree
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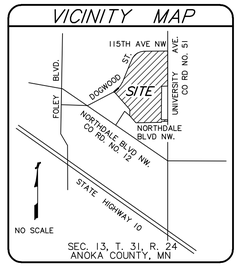
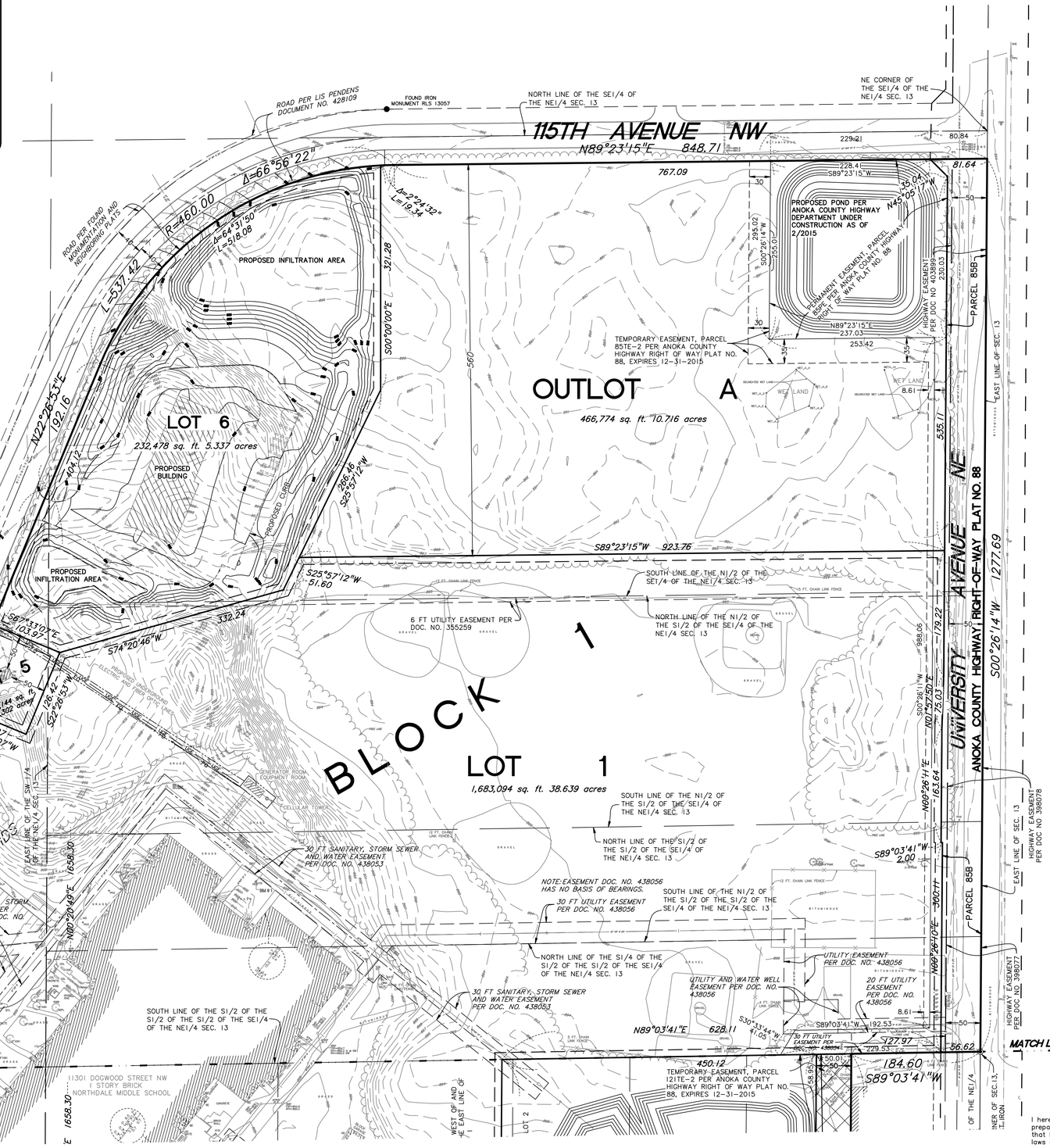
WIL	Denotes Willow tree





SCALE 80 0 80 160 IN FEET

DESCRIPTION OF PROPERTY SURVEYED

(Per Warranty Deed No. 330103)

Lots 3 and 4 and the west 1/2 of Lot 2, Auditior's Plat No. 8, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota.

(Per Lis Pendens Doc. No. 333543)

The South Half of the South Half of the Southeast Quarter of the Northeast Quarter, Section 13, Township 31, Range 24, Anoka County, Minnesota.

THe West Half of Lot 1, Auditor's Plat No. 8, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota.

(Per Warranty Deed No. 342942)

An undivided One-Third of the East Half of Lot 2, Auditor's Plat No. 8, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota.

(Per Warranty Deed No. 342943)

An undivided One-Third of the East Half of Lot 2, Auditor's Plat No. 8, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota.

(Per Warranty Deed No. 342944)

An undivided One-Third of the East Half of Lot 2, Auditor's Plat No. 8, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota.

(Per Warranty Deed No. 336197)

The North Half of the South Half of the Southeast Quarter of the Northeast Quarter, Section 13, Township 31, Range 24, Anoka County, Minnesota, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota.

(Per Document No. 346107)

The North 60 feet of the South 95 feet of the East One-Half of Lot 1, Auditor's Plat No. 8 according to the map or plat thereof on file and of record in the office of the Anoka County Register of Deeds.

(Per Document No. 417574)

The North Half of the Southeast Quarter of the Northeast Quarter of Section 13, Township 31, Range 24, Anoka County, Minnesota, lying southerly and southeasterly of the existing public roadway.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTES

1.) Survey coordinate basis: Anoka County Coordinate system.

2.) The wetlands shown on this survey were existing and flagged prior to this survey. We do not make any representation of the areas being correct and are not aware of the party that completed the flagging.

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 132742790, 132701374, 132593454.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

BENCH MARKS (BM)

1.) Top of top nut of fire hydrant on north side of middle school.
Elevation = 908.06 feet

2.) Top of top nut of fire hydrant on east side of middle school.
Elevation = 907.88 feet

3.) Top of top nut of fire hydrant near most northwesterly corner of elementary school parking lot.
Elevation = 910.47

4.) Top of top nut of fire hydrant southwesterly of the SW corner of elementary school.
Elevation = 910.95

5.) Top of top nut of fire hydrant on south side of access road to elementary school off of University Ave.
Elevation = 910.84

6.) Top of top nut of fire hydrant in parking lot curb island on south side middle school.
Elevation = 907.66

NOTE: Elevations shown are based on City of Coon Rapids benchmarks which are on NGVD 29 datum.

ZONING NOTE

1.) Zoning information obtained from the City of Coon Rapids web site on Januray 15, 2015.

The subject property is zoned Low Density 2 (LDR2).

OWNERS/DEVELOPERS:

Independent School District #11
2727 Ferry Street North,
Anoka, MN 55303
Contact person: Steve Anderson
Phone: (763) 506-1228

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55443
Contact person: Scott Harlicker
Phone: (763) 767-6452

CIVIL ENGINEER:

Anderson- Johnson Associates, Inc.
7575 Golden Valley Road, Suite 200
Golden Valley, MN 55427
Contact person: Mandy Backstrom
Phone: (763) 544-7129

ARCHITECT:

Mike Kraft Architects
1442 98th lane NW
Coon Rapids, MN 55443
Contact person: Mike Kraft
Phone: (612) 309-6002

LAND SURVEYOR:

Sunde Land Surveying
9001 E. Bloomington Freeway, Suite 118
Bloomington, MN 55420
Contact person: Arlee Carlson
Phone: (952) 881-2455

AREAS

Lot 1, Block 1	=	1,683,094 square feet or 38.639 acres
Lot 2, Block 1	=	755,333 square feet or 17.340 acres
Lot 3, Block 1	=	15,334 square feet or 0.352 acres
Lot 4, Block 1	=	16,573 square feet or 0.380 acres
Lot 5, Block 1	=	13,144 square feet or 0.302 acres
Lot 6, Block 1	=	232,478 square feet or 5.337 acres
Outlot A	=	466,774 square feet or 10.716 acres
Outlot B	=	254,320 square feet or 5.838 acres

University Ave ROW = 88,334 square feet or 2.028 acres

50 foot parcel east of Outlot B = 38,401 square feet or 0.882 acres

Total = 3,563,785 square feet or 81.814 acres

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

Being 10 feet in width and adjoining Lot lines and right of way lines, unless otherwise shown on this plat.

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

Dated this 14th day of January, 2016

SUNDE LAND SURVEYING, LLC.

By: Arlee J. Carlson Minn. Lic. No. 44900

Revision	By	Date
	JMD	

Drawing Title:

PRELIMINARY PLAT OF:

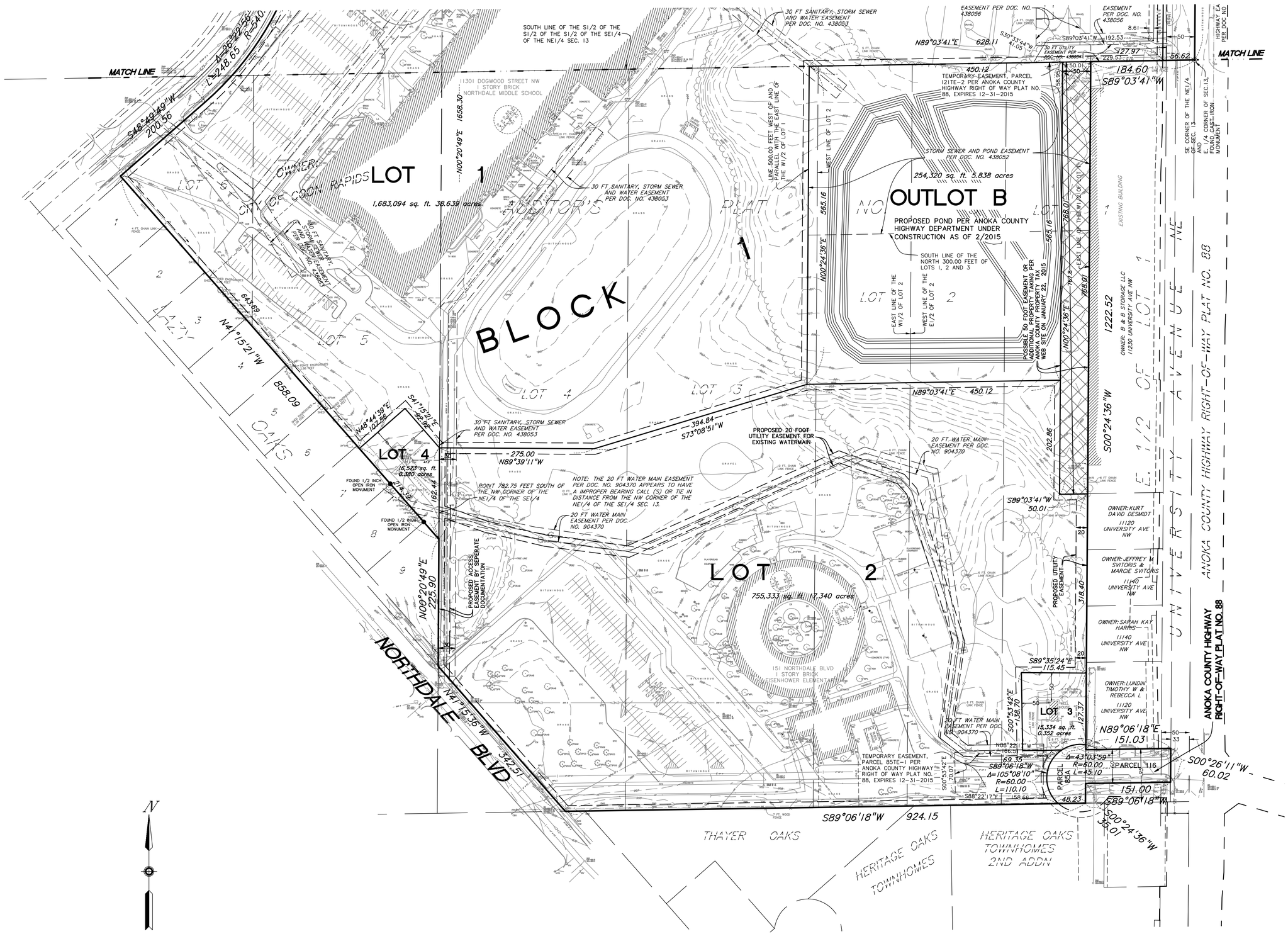
ANOKA HENNEPIN 1ST ADDITION

SUNDE LAND SURVEYING
www.sunde.com

Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
West Office:
Mandan, North Dakota 701-663-5562

Project: 2013-197-A	Bk/Pg: 941/69	Date: 01/14/2016
Township: 031 Range: 24 Section: 13		Sheet: 1 of 2
File: 2013197A-PREPLAT.dwg		

N:\2013\2013197\2013197A\Dwg\2013197A-PREPLAT.dwg 1/14/2016 3:18:32 PM CST



80 0 80 160
SCALE IN FEET

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SPR	Denotes Spruce tree
TR	Denotes deciduous tree
WIL	Denotes Willow tree

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

Being 10 feet in width and adjoining Lot lines and right of way lines, unless otherwise shown on this plat.

Dated this 14th day of January, 2016

Certified by: Arlee J. Carlson
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

SUNDE LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
West Office:
Mandan, North Dakota 701-663-5562

File: 20131197A-PREPLAT

Planning Commission Regular **7.**

Meeting Date: 01/21/2016

Subject: PC 16-3, Zoning Code amendment revising the allowed exterior building materials in the Residential, Commercial and Office, and Industrial Districts

From: Scott Harlicker, Planner

INTRODUCTION

City staff is proposing to amend the list of allowed exterior materials in the Low Density Residential 1 and 2 districts, Moderate Density Residential district, High Density Residential district, General, Community and Neighborhood Commercial districts, Office district and Industrial district.

ACTIONS

Conduct a public hearing
Recommendation by Planning Commission
Introduction by City Council on: February 2, 2016

60 DAY RULE

N/A

LOCATION

N/A

DISCUSSION

Background

At a City Council workshop to discuss the design of the Sand Creek Park building, the discussion included possible modifications to the current regulations on acceptable exterior building materials. Given changes in the building industry with respect to exterior building materials, Council asked staff to review possible changes to City code.

Proposed Changes

Formatting Change

Low and Moderate Density Residential Districts

In the current code, the regulations for exterior building materials for institutional and commercial structures in residential districts are located in each individual district. Staff is proposing to move them to Section 11-601 General Regulations and Tables, which includes regulations that are applicable to all the residential districts.

High Density Residential District (HDR)

In the current code, the same acceptable materials list that applies to institutional and commercial commercial in the High Density Residential District also apply to multi-family buildings. That does not change. However, for consistency the reference to institutional and commercial buildings is moved to Section 11-601, and the standards for residential structures stays in the HDR district. The new proposed acceptable materials list also applies to multi-family buildings. The minimum percentage of materials requirement does not apply; however, the requirement for a mix of building materials and colors is included.

Exempt Park Structures from the Requirements

Current code is silent on how park structures should be treated with respect to exterior material requirements. In the absence of specific language, staff has treated park structures as institutional buildings, and required them to comply with the exterior material requirements. Since park structures are often smaller and designed to blend in or enhance the park experience, more natural materials might be more appropriate than those required for more substantial structures. Staff is proposing to exclude park structures from the exterior materials requirements.

Changes to Materials List

Staff looked at the design standards from 11 suburban cities from both the north and south metro area. Some cities divided the materials into two or three categories; others had one category. Most had a requirement that mandated a variety of materials; this was accomplished with the use of a minimum percentage of any one material. For instance, requiring that a building can not be composed of more than 65% of any one material would result in at least two different materials being used. There was a unanimous consensus on the top three materials, brick, stone and glass; the other top four materials were architectural metal, specialty block, stucco/EFIS and architectural precast panels. Our current code is consistent with the top materials allowed in the other cities. However, we allow fiber cement siding (no other city does) and do not allow EFIS (4 other cities do). Staff is proposing to remove fiber cement siding from the acceptable material list. This type of material is more appropriate for residential structures than commercial, institutional or industrial buildings. EIFS is currently not an acceptable material except as an accent material. Given the structural improvements in EIFS, staff is proposing to include it as an acceptable material provided it is installed in conformance with current installation reports. Below is a table comparing our materials with those used by other cities:

Coon Rapids	**Other Cities** (# of cities allowed)
brick	brick (11)
stone	stone (11)
architectural glass	architectural glass (11)
architectural metal	architectural metal (8)
stucco	stucco/EFIS (8)
architectural precast panels	architectural precast panels (6)
specialty blocks	specialty block (5)
fiber cement siding	

In addition, six of the cities include a process where other materials, similar to those on the acceptable list, may be used. Four cities allowed it administratively, one required a conditional use permit and one required city council approval. Staff is proposing that a process where an alternative material must be approved by the Director. This will allow some flexibility in adjusting to new materials and is generally applicable with smaller projects that do not require formal site plan review. Most new construction requires site plan review by the Commission and therefore Commission approval of exterior materials.

Mix of Materials and Color

To ensure a mix of materials, staff is proposing that buildings be composed of no more than 35% of any one acceptable material for institutional and commercial buildings. This will result in at least three different materials. This standard would apply to the front of buildings and any side or rear elevation visible from a public street, park or residential use . Other sides may have any combination of acceptable material. In the industrial district, buildings can be composed of no more than 65% of any one acceptable material. This would result in at least two different materials.This standard would apply to the front of buildings and any side or rear elevation visible from a public street, park or residential use . Other sides may have any combination of acceptable material.

To promote variations in color, the following language was included: buildings must include a variation in building materials and colors, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure.

Design Standards for Architectural Metal Panels and Precast Panels

The ordinance includes standards for architectural metal panels and architectural precast panels. The metals panels must be "Single Skin Roll Formed" and a minimum 22 gauge. Single skin roll formed is a broad industry term that is used to differentiate an architectural metal panel from the more common ribbed or corrugated metal panel. The architectural quality product is generally 22-24 gauge material.

The design standards for architectural precast panels are similar to the existing code. The design standards have been revised to include a variety of acceptable finishes. The different finishes are usually applied at the time the panels are poured or prior to installation. The following terms are standard industry finishes: exposed aggregate, light sandblast, acid etch, form liner natural, stone veneer, brick face or cast type stone finish.

RECOMMENDATION

In Planning Case 16-3, the Planning Commission recommend approval of the attached ordinance revising the acceptable materials for multi-family, institutional, commercial and industrial buildings.

Attachments

Proposed Ordinance

ORDINANCE NO. _____

AN ORDINANCE ADDING SECTION 11-601.12; DELETING SECTIONS 11-602.2(3), 11-603.2(3) AND 11-604.2(2)(f) AND AMENDING SECTIONS 11-605.2(2)(e), 11-701.2(5) AND 11-801.2(6), REGARDING EXTERIOR BUILDING MATERIALS

The City of Coon Rapids does ordain:

Section 1. Revised City Code – 1982 Section, 11-601.12 Institutional and Commercial Building Materials is hereby added as follows:

(Deletions in brackets, additions double underlined)

11-601.12 Institutional and Commercial Building Materials. The exterior of institutional and commercial buildings, excluding city park structures, must include a variation in building materials and colors, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure. Acceptable exterior building materials include the following:

(a) Brick or similar custom masonry unit having brick like appearance

(b) Natural or cementitious stone

(c) Non-reflective architectural glass (ie. curtain wall)

(d) Architectural, Single Skin Roll Formed Profiles metal panel, minimum 22 gauge

(e) Masonry stucco, or EFIS in conformance with ICC ES report

(f) Integrally colored split face (rock face), burnished or glazed concrete masonry units

(g) Integrally colored architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, natural stone veneer, brick face and/or cast stone type finish (excluding single-T or double-T panels, plain, uncolored, or raked finish)

(h) Other materials determined as acceptable by the Director

Front facades and side and rear facades visible from a public right-of-way, parks and adjacent residential uses must be composed of not more than 35 percent of any one acceptable material. Brick with a distinctively different color may be considered a second material. Side and rear facades not visible from a public right-of-way, parks and adjacent residential uses may use any combination of acceptable material. Other materials may be used as accents if found they are compatible with the listed materials and provided it does not cover more than 15 percent of a building face.

Section 2 Revised City Code- 1982 Sections, 11-602.2(3) is hereby amended as follows: (Deletions in brackets, additions double underlined)

11-602.2(3) [~~Institutional and Commercial Building Materials. The exterior of institutional and commercial buildings must include a variation in building materials, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure. Exterior building materials must be primarily brick, stone, fiber cement, non-reflective architectural glass. (i.e. curtain wall), integrally colored split face (rock face), burnished or glazed concrete masonry units (excluding smooth/plain or painted), integrally colored (excluding single-T or double-T panels, aggregate, plain, uncolored, or raked finish) specially designed, cast-in-place concrete panels and approved architectural metal. EIFS can be used as an accent material, provided it does not cover more than 15 percent of a building face.~~]

Section 3 Revised City Code- 1982 Sections, 11-603.2(3) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

11-603.2(3) [~~Institutional and Commercial Building Materials. The exterior of institutional and commercial buildings must include a variation in building materials, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure. Exterior building materials must be primarily brick, stone, fiber cement siding, non-reflective architectural glass. (i.e. curtain wall), integrally colored split face (rock face), burnished or glazed concrete masonry units (excluding smooth/plain or painted), integrally colored (excluding single-T or double-T panels, aggregate, plain, uncolored, or raked finish) specially designed, cast-in-place concrete panels and approved architectural metal. EIFS can be used as an accent material, provided it does not cover more than 15 percent of a building face.~~]

Section 4 Revised City Code- 1982 Sections, 11-604.2(2)(f) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

11-604.2(2)(f) [~~Institutional and Commercial Building Materials. The exterior of institutional and commercial buildings must include a variation in building materials, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure. Exterior building materials must be primarily brick, stone, fiber cement siding, non-reflective architectural glass. (i.e. curtain wall), integrally colored split face (rock face), burnished or glazed concrete masonry units (excluding smooth/plain or painted), integrally colored (excluding single-T or double-T panels, aggregate, plain, uncolored, or raked finish) specially designed, cast-in-place concrete panels and approved architectural metal. EIFS can be used as an accent material, provided it does not cover more than 15percent of a building face.~~]

Section 5 Revised City Code- 1982 Section, 11-605.2(2)(e) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

11-605.2(2)(e) [~~Residential, Institutional and Commercial Building Materials. The exterior of residential, institutional and commercial buildings must include a variation in building materials, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure. Exterior building materials must be primarily brick, stone, fiber cement siding, non-reflective architectural glass. (i.e. curtain wall), integrally colored split face (rock face), burnished or glazed concrete masonry units (excluding smooth/plain or painted), integrally colored (excluding single-T or double-T panels, aggregate, plain, uncolored, or raked finish) specially designed, cast-in-place concrete panels and approved architectural metal. EIFS can be used as an accent material, provided it does not cover more than 15percent of a building face.~~]

Residential Building Materials. The exterior of residential buildings must include a variation in building materials and colors, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure. Brick with a distinctively different color may be considered a second material. Acceptable exterior building materials include the following:

(a) Brick or similar custom masonry unit having brick like appearance

(b) Natural or cementitious stone

(c) Non-reflective architectural glass (ie. curtain wall)

(d) Architectural, Single Skin Roll Formed Profiles metal panel, minimum 22 gauge

(e) Masonry stucco, or EFIS in conformance with ICC ES report

(f) Integrally colored split face (rock face), burnished or glazed concrete masonry units

(g) Integrally colored architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, natural stone veneer, brick face and/or cast stone type finish (excluding single-T or double-T panels, plain, uncolored, or raked finish)

(h) Other materials determined as acceptable by the Director

Other materials may be used as accents if found they are compatible with the listed materials and provided it does not cover more than 15 percent of a building face.

Section 6 Revised City Code- 1982 Section, 11-701.2(5) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

11-701.2(5) All exterior wall surfaces must include a variation in building materials and color, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure. [~~Exterior building materials must be primarily brick, stone, fiber cement siding, stucco, non-reflective architectural glass. (i.e. curtain wall), integrally colored split face (rock face), burnished or glazed concrete masonry units (excluding smooth/plain or painted), integrally colored (excluding single-T or double-T panels, aggregate, plain, uncolored, or raked finish) specially designed, cast-in-place concrete panels and approved architectural metal. Other materials may be used as accents if found they are compatible with the listed materials and provided it does not cover more than 15 percent of a building face.~~] Acceptable exterior building materials include the following:

(a) Brick or similar custom masonry unit having brick like appearance

(b) Natural or cementitious stone

(c) Non-reflective architectural glass (ie. curtain wall)

(d) Architectural, Single Skin Roll Formed Profiles metal panel, minimum 22 gauge

(e) Masonry stucco, or EFIS in conformance with ICC ES report

(f) Integrally colored split face (rock face), burnished or glazed concrete masonry units

(g) Integrally colored architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, natural stone veneer, brick face and/or cast stone type finish (excluding single-T or double-T panels, plain, uncolored, or raked finish)

(h) Other materials determined as acceptable by the Director

Front facades and side and rear facades visible from a public right-of-way, parks and adjacent residential uses must be composed of not more than 35 percent of any one acceptable material. Brick with a distinctively different color may be considered a second material. Side and rear facades not visible from a public right-of-way, parks and adjacent residential uses may use any combination of acceptable material. Other materials may be used as accents if found they are compatible with the listed materials and provided it does not cover more than 15 percent of a building face.

Section 7 Revised City Code- 1982 Section, 11-801.2(6) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

11-801.2(6) High quality, exterior building materials must be used. All exterior wall surfaces must include a variation in building materials and color, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure. [~~Such materials include brick, natural stone, integrally colored (excluding single-T or double-T panels, aggregate, plain, uncolored, or raked finish) specially designed, cast-in-place concrete~~

~~panels, integrally colored, concrete masonry units and similar materials, prefinished architectural metal panels, non-reflective architectural glass. (i.e. curtain wall). Accent materials may include metal, glass block, EIFS and similar materials. Exterior materials shall not include smooth-faced concrete block, pre-fabricated steel panels, reflective glass or aluminum, fiberglass or vinyl siding.~~] Acceptable exterior building materials include the following:

(a) Brick or similar custom masonry unit having brick like appearance

(b) Natural or cementitious stone

(c) Non-reflective architectural glass (ie. curtain wall)

(d) Architectural, Single Skin Roll Formed Profiles metal panel, minimum 22 gauge

(e) Masonry stucco, or EFIS in conformance with ICC ES report

(f) Integrally colored split face (rock face), burnished or glazed concrete masonry units

(g) Integrally colored architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, natural stone veneer, brick face and/or cast stone type finish (excluding single-T or double-T panels, plain, uncolored, or raked finish)

(h) Other materials determined as acceptable by the Director

Front facades and side and rear facades visible from a public right-of-way, parks and adjacent residential uses must be composed of not more than 65 percent of any one acceptable material. Brick with a distinctively different color may be considered a second material. Side and rear facades not visible from a public right-of-way, parks and adjacent residential uses may use any combination of acceptable material. Other materials may be used as accents if found they are compatible with the listed materials and provided it does not cover more than 15 percent of a building face.

Introduced this ____ day of _____, 2016.

Adopted this ____ day of _____, 2016.

_____
Jerry Koch, Mayor

ATTEST:

_____
Joan Lenzmeier, City Clerk