PLANNING COMMISSION AGENDA

Thursday, February 18, 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 January 21, 2016

Old Business

New Business

1. PC 15-31, Conditional Use Permit and Site Plan for expansion of outdoor storage area, 9900 Vale St. Mayflower Properties

2. PC 16-6, Home occupation permit for martial arts studio, Knox, 10748 Direct River Dr.

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

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

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

Other Business

Current Development

Adjourn

Planning Commission Regular
Meeting Date: 02/18/2016
SUBJECT: Approval of Minutes from January 21, 2016

Attachments

January 21 Draft Minutes

COON RAPIDS PLANNING COMMISSION MEETING OF JANUARY 21, 2016

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, and Zachary Stephenson.

Members Absent: Commissioner Julia Stevens.

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 SCHMOLKE, SECONDED BY COMMISSIONER KNOBLAUCH, TO ADOPT THE AGENDA AS AMENDED, ADDING ITEM 8 - ELECTION OF A VICE CHAIR, ITEM 9 – RULES OF ORDER, INTERNAL POLICIES & PROCEDURES AND CODE OF ETHICS; AND ITEM 10 – ACCEPT THE 2015 PLANNING COMMISSION ANNUAL REPORT. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE DECEMBER 17, 2015 REGULAR MINUTES

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEPHENSON, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF DECEMBER 17, 2015, AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

1. PLANNING CASE 16-1 – SITE PLAN FOR 15 UNIT TOWNHOME DEVELOPMENT – 1005 COON RAPIDS BOULEVARD EXTENSION VISION BANK – PUBLIC HEARING

It was noted the applicant is requesting this item be postponed to the February 18th meeting to allow them time to revise their development plans. Staff requested the Commission open the Public Hearing and move to continue to February 18th.

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

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MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHMOLKE, TO CONTINUE PLANNING CASE 16-1 TO THE FEBRUARY 18, 2016 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

2. PLANNING CASE 16-2 – PRELIMINARY PLAT VISION 15 – 15 LOT TOWNHOUSE DEVELOPMENT – 1005 COON RAPIDS BOULEVARD EXTENSION – VISION BANK – PUBLIC HEARING

It was noted the applicant is requesting this item be postponed to the February 18th meeting to allow them time to revise their development plans. Staff requested the Commission open the Public Hearing and move to continue to February 18th.

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

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER KNOBLAUCH, TO CONTINUE PLANNING CASE 16-2 TO THE FEBRUARY 18, 2016 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

3. PLANNING CASE 16-4 – REGISTERED LAND SURVEY – 12856 CROOKED LAKE BOULEVARD – RACHEL NEIMAN – PUBLIC HEARING

It was noted the applicant is requesting approval of a Registered Land Survey to subdivide two parcels totaling 97,102 square feet into two lots. Staff reviewed the request and recommended approval of the registered land survey with conditions.

Chair Schwartz opened and closed the public hearing at 6:34 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE PLANNING CASE 16-4, THE PROPOSED REGISTERED LAND SURVEY 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.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the February 2, 2016 City Council meeting.

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4. CASE 16-5 – ORDINANCE AMENDMENTS TO ALLOW BOARD AND MOTOR REPAIR IN PORT CAMPUS SQUARE AS A PERMITTED USE – DEAN JOHNSON – PUBLIC HEARING

It was noted the applicant was 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. Staff reviewed the request in detail along with the goals for PORT Campus Square and recommended denial of the request.

Chair Schwartz opened and closed the public hearing at 6:43 p.m., as no one wished to address the Planning Commission.

Commissioner Stephenson asked if staff had considered setting a time limit for how long a boat could sit on the property for maintenance. Planner Harlicker reported this was considered by staff and it was believed this would be extremely difficult to enforce.

Commissioner Stephenson did not believe the City should limit this business type. It was his opinion that the visual impact was not that great a concern and noted the site had adequate parking. He supported the Ordinance amendment to allow board and motor repair in PORT Campus Square as a permitted use.

Commissioner Schmolke questioned what staff's biggest concerns were with the proposed use. Planner Harlicker indicated the site was already over parked for auto repair and did not see how the owner would have enough space for boat storage.

Commissioner Schmolke was in favor of staff speaking further with the property owner to see if both parties could reach a compromise and address staff's concerns.

Commissioner Hosch discussed the history of the PORT's. She supported the recommendation from staff and did not believe it was in the spirit of PORT Campus Square to have exterior boat storage at this location.

Commissioner Knoblauch understood both sides of this argument but stated he would be inclined to support Commissioner Schmolke's point of view. He encouraged staff to speak further with the business owner in order to reach alternative options or guidelines for the business.

Commissioner Stephenson was in favor of delaying action on this item to allow staff time to further discuss this matter with the applicant. He questioned if the Commission would be interfering in the 60 day rule if the item were delayed. Planner Harlicker did not believe this to be the case.

Planner Harlicker commented that one way for this request to move forward would be for the City to make boat repair a conditional use in PORT Campus Square. Assistant City Attorney Johnson advised the Commission could work to resolve the situation in this manner. He explained that he would like to provide the Commission with the original guidelines for PORT Campus Square prior to decision being made.

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Chair Schwartz did not believe boat repair fit in with the original vision for PORT Campus Square. He explained that boats on the site were in a state of disrepair and have been sitting on the property for a very long time, while others were shrink-wrapped and were being stored for the winter. He indicated outdoor storage was not allowed in this district. For this reason, he supported staff's recommendation.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHMOLKE, TO TABLE ACTION ON THIS ITEM TO THE FEBRUARY 18, 2016 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

5. 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 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. Staff reviewed the request and recommended approval with conditions.

Chair Schwartz reopened the public hearing at 7:03 p.m.

Lisa Skordahl, 11526 Cottonwood Street, questioned the hours of operation and what type of noise would be generated from the proposed maintenance facility.

Mike Kraft, 1442 90th Lane NW, stated he was the architect for the project. He anticipated the facility would be open Monday through Friday from 7:00 a.m. to 3:30 p.m. He explained the facility would be quiet as there would only be 12 employees on site. He provided further comment on the activity that would take place at the facility.

Chair Schwartz closed the public hearing at 7:06 p.m.

Mr. Kraft reviewed a materials board with the Commission.

Commissioner Hosch was pleased that two colors would be used on the building.

Chair Schwartz asked where the dumpster enclosure would be located on the property. Planner Harlicker reviewed the location of the dumpster location on the site plan with the Commission.

Chair Schwartz questioned if the applicant was proposing any outdoor storage. Mr. Kraft indicated he was not proposing, nor was outdoor storage allowed on this site.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE PLANNING CASE 15-34, THE CONDITIONAL USE PERMIT AND SITE PLAN FOR A VEHICLE MAINTENANCE FACILITY WITH THE FOLLOWING CONDITIONS:

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

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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 THE 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.

THE MOTION PASSED UNANIMOUSLY.

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

6. PLANNING CASE 15-35– PRELIMINARY PLAT – 11301 DOGWOOD STREET (NORTHDALE MIDDLE SCHOOL AND EISENHOWER ELEMENTARY SCHOOL PROPERTY) – ANDERSON-JOHNSON ASSOCIATES – PUBLIC HEARING

It was noted the applicant is requesting preliminary plat approval to plat 79 acres into six lots and two outlots. The plat includes request for variances to the minimum lot depth requirement for three lots and lot frontage for one lot. Staff discussed the request in detail with the Commission and recommended approval of the preliminary plat with conditions.

Chair Schwartz reopened and closed the public hearing at 7:14 p.m., as no one wished to address the Planning Commission.

Chair Schwartz supported the proposed preliminary plat and believed it would be a good addition to the neighborhood.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEPHENSON, TO APPROVE PLANNING CASE 15-35, THE PRELIMINARY PLAT WITH THE FOLLOWING CONDITIONS:

1. ALL COMMENTS FROM ENGINEERING MUST BE ADDRESSED PRIOR TO RELEASING THE PLAT FOR RECORDING.

2. ALL TITLE ISSUES MUST BE ADDRESSED PRIOR APPLYING FOR FINAL PLAT.

3. MORTGAGE CONSENT BE OBTAINED PRIOR TO RECORDING THE FINAL PLAT.

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THE MOTION PASSED UNANIMOUSLY.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER __, TO APPROVE PLANNING CASE 15-35, THE VARIANCE TO MINIMUM LOT DEPTH AND LOT FRONTAGE BASED ON THE FOLLOWING FINDINGS:

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.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the February 2, 2016 City Council meeting.

7. PLANNING CASE 16-3 – ZONING CODE AMENDMENT REVISING THE ALLOWED EXTERIOR BUILDING MATERIALS IN THE RESIDENTIAL, COMMERCIAL AND OFFICE, AND INDUSTRIAL DISTRICTS – PUBLIC HEARING

It was noted City staff was 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. Staff discussed the request in detail with the Commission and recommended approval.

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Chair Schwartz opened and closed the public hearing at 7:29 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER STEPHENSON, TO APPROVE PLANNING CASE 16-3, THE PROPOSED ORDINANCE REVISING THE ACCEPTABLE MATERIALS FOR MULTI-FAMILY, INSTITUTIONAL, COMMERCIAL AND INDUSTRIAL BUILDINGS. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the February 2, 2016 City Council meeting.

8. ELECTION OF A PLANNING COMMISSION VICE CHAIR

Staff requested the Planning Commission elect a Vice Chair to serve for 2016.

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER STEPHENSON, TO ELECT COMMISSIONER DENISE HOSCH AS VICE CHAIR OF THE PLANNING COMMISSION FOR 2016. THE MOTION PASSED UNANIMOUSLY.

9. RULES OF ORDER, INTERNAL POLICIES & PROCEDURES AND CODE OF ETHICS

Staff requested the Planning Commission adopt Rules of Order, Internal Policies & Procedures and Code of Ethics.

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

10. ACCEPT THE 2015 PLANNING COMMISSION ANNUAL REPORT

Staff requested the Planning Commission accept the 2015 Planning Commission Annual Report.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER SCHMOLKE, TO ACCEPT THE 2015 PLANNING COMMISSION ANNUAL REPORT. THE MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

Planner Harlicker congratulated Chair Schwartz, Commissioner Hosch and Commissioner Stevens for being reappointed to the Planning Commission.

Planner Harlicker provided the Planning Commission with an update on current development taking place in the City of Coon Rapids. Staff reviewed the items that would be addressed by the Planning Commission at the February meeting.

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ADJOURN

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER KNOBLAUCH, TO ADJOURN THE MEETING AT 7:35 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary

DRAFT

Planning Commission Regular **1.**

Meeting Date: 02/18/2016

Subject: PC 15-31, Conditional Use Permit and Site Plan for expansion of outdoor storage area, 9900 Vale St. Mayflower Properties

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting a conditional use permit and site plan approval for an expansion to the outdoor storage area of the the existing self storage facility.

ACTIONS

Open the public hearing
Take comments
Continue public hearing to March 17th Planning Commission meeting

60 DAY RULE

To comply with the requirements of Minnesota Statute §15.99, To allow additional time for the applicant to prepare their plans, the applicant has waived the 60 day period.

LOCATION

The property is located at 9900 Vale Street.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Self Storage Facility	Industrial	Industrial/River Rapids Overlay District
North	Undeveloped	Industrial	Industrial/River Rapids Overlay District
South	Coon Rapids Boulevard	N/A	N/A
East	BNSF Tracks/ Apartment Building	ROW/High Density Residential	High Density Residential
West	Coon Rapids Boulevard	N/A	N/A

DISCUSSION

This item is being postponed to the March 17th Planning Commission meeting. The applicant needs additional time to complete revised plans.

RECOMMENDATION

Staff recommends the public hearing be continued and this item be postponed to the March 17th Planning Commission meeting.

Planning Commission Regular **2.**

Meeting Date: 02/18/2016

Subject: PC 16-6, Home occupation permit for martial arts studio, Knox, 10748 Direct River Dr.

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting a home occupation permit for a martial arts studio.

ACTIONS

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

60 DAY RULE

The applicant submitted this application on: January 4, 2016

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: March 1, 2016

LOCATION

The property is located at 10748 Direct River Drive.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Single family home	Single Family Residential	Single Family Residential 2
North	Single family home	Single Family Residential	Single Family Residential 2
South	Single family home	Single Family Residential	Single Family Residential 2
East	Single family home	Single Family Residential	Single Family Residential 2
West	Park	Park, Recreation and Preserve	Single Family Residential 2

DISCUSSION

The applicant is proposing to use use a detached two car garage as a martial art studio. There is also an attached two car garage that will be used by the applicant for parking their cars. They are proposing a maximum of one 2 hour session between 4pm and 8pm once per evening. A maximum of six students per session. The driveway is large enough to accommodate parking for six students.

Compliance with Standards for Home Occupations, Section 11-304.2(2)

Home Occupation Standard–11-304.2(2)	Staff Comment
Establishment or maintenance of the home occupation will not be detrimental to the public health, safety, or general welfare	**OK** - The proposed home occupation will not be detrimental to the public health, safety, or general welfare.
The home occupation will not be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to noises, glare, smoke, dust, odor, fumes, water pollution, vibration, general unsightliness, electrical interference, or other nuisances	**OK** - The proposed home occupation will not be nuisance to the neighborhood. All activity will occur within the detached garage. The lower level bedroom and bathroom of the house will be available if needed for changing.
The home occupation will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it will be situated	**OK -** No external alterations are proposed.
The home occupation will generate only minimal vehicular traffic on local streets and will not create traffic congestion, unsafe access, or parking needs that will cause inconvenience to the subject property as well as the adjoining properties	**OK -** The proposed home occupation will will generate only minimal traffic on local streets.
The home occupation is clearly accessory use to the residential use of the property and does not change the character thereof	**OK** – The proposed home occupation will not change the character of the residence.
Nothing is discernible to surrounding properties indicating that a home occupation is being conducted except for a sign as permitted by Section 11-1203, a garden, or one motor vehicle whose nature or signage indicates it is used in the business. There is no outdoor storage or display of equipment, merchandise or materials used in the home occupation	**OK** – No discernible activity will occur outside the garage. No outdoor storage or display is proposed.
No external alterations are made that are not customarily found in dwellings and accessory buildings	**OK** – No external modifications are proposed that are not customarily found at a residence.
If the home occupation is carried on in the garage, the minimum amount of required garage space is maintained as garage space.	**N/A**
All vehicles brought to the property in conjunction with the business are parked in the driveway. Residents' vehicles are not parked in the streets to provide these driveway parking spaces. No parking spaces are improved to provide for the home occupation. Any vehicle whose nature or signage indicate it is used in the business is parked in the driveway or garage	**OK -** All parking can be accommodated on the existing driveway.

No more than one person who does not reside on the premises works on the premises	**OK -** The applicant is the only person employed.
No one is transported from the premises to a job site who does not reside on the premises	**OK** - No one will be transported from the premises.
The home occupation is serviced by delivery vehicles no larger than 26,000 pounds gross vehicle weight	**OK** - The business will not be serviced by vehicles larger than 26,000 pound gross weight.
The following home occupations are prohibited: sales, except those items made on the premises or incidental to the service provided; repair of internal combustion engines of more than 12 horsepower; body shops; machine shops; welding; ammunition manufacturing; flea markets; motor vehicle repair, maintenance, service or sale; firearm sales; tattoo parlors or other objectionable uses as determined by the City Council	**OK** - A martial arts studio is a permitted home occupation.
The hours of operation are limited to between 9:00 am and 8:00 pm not to exceed a total of 30 hours per week	**NO** - The applicant is proposing one 2 hour class per day between 4:00 pm and 8:00 pm for a total of 10-12 hours. per week. The hours of operation should be limited to 30 hours per week and classes can not continue past 8:00 pm.
The Home Occupation can occupy no more than 400 square feet or 25 percent of the above grade finished floor area of the principal structure, whichever is smaller	**OK** - The proposed use does not exceed 400 square feet.
Storage of hazardous or flammable materials in excess of consumer quantities which are packaged for consumption by individual or household use is prohibited	**OK** - No hazardous or flammable materials other than those typically found in a residence will be stored on site.

RECOMMENDATION

In Planning Case 16-6, **approve** the home occupation permit with the following conditions:

1. Class time is limited to between 4:00 pm and 8:00 pm.
2. Maximum of 30 hours per week.
3. All vehicles associated with the home occupation are parked in the driveway.
4. Compliance with Title 11, City Code of Coon Rapids.
5. The applicant receive all the necessary building permits for any construction needed to accommodate the home occupation.

Attachments

Location Map
Applicant Narrative
air photo of site

Location Map

Scott Harlicker - 10748 Direct River Drive Home Occupation Description Updated

From: <dnettyo@aol.com>
To: <cknox64@gmail.com>, <sharlicker@coonrapidsmn.gov>
Date: 1/5/2016 6:41 PM
Subject: 10748 Direct River Drive Home Occupation Description Updated

Dear Scott,

Here's the updated Home Occupation description as discussed yesterday with detailed parking and improved business occupancy description. A copy in Microsoft word has been attached.

Sincerely,
Danette and Carl

Narrative:
10748 Direct River Drive, Coon Rapids, MN

Description of business for Application of Home Occupancy

Carl Knox and Danette Olson (husband and wife martial art instructors) would stay as primary residence at the split level four bedroom home with two oversized two car garages backed up along Dahlia Park. They intend to provide/use a martial art studio by using the space within the already existing detached 400 square foot garage/workshop building located in the back of the property for training for themselves and up to, but no greater than, six students at one time for private martial art lessons. (see aerial photo of property) A commercial leased space in St Paul (Midway) is being used for larger groups of people and for public use.

The business and parking would follow city guidelines as noted below:
None of the existing structures will be modified on the outside.

The home has a two car attached garage, owners cars will be parked in the home's attached garage.

The hours of operation will be approximately one two hour session between 4pm and 8pm once per evening maximum. No rotation of cars is necessary.

No greater than six cars (one per student) will be allowed on the drive at one given time for purpose of the business. The owners anticipate less than six students on average.

The four bedroom home is designed with enough asphalt lot to easily park six cars on the residence off the street. Three wide and two deep in the front lot alone. Additional asphalt along the side of the home and rear of the home is available. (See aerial photo of property, a pickup truck is pictured in the back yard for scale.)

Martial arts doesn't involve loud noises like music. It is essential for traditional martial art students to behave respectfully to their environment.

The martial arts involved is accredited and insured.

Students will use the outbuilding for practice. A lower level bedroom for changing and the lower bathroom will allowed for use by the students during training hours for if needed. Students will enter

through the back garage door.

No signage is needed since it is a place for the owners to practice and conduct private martial art lessons.

In addition to city guidelines:

The most impacted northern neighbor has been contacted about the increased amount of cars in the drive and the business received a positive attitude.

Privacy fencing exists with the southern neighbor.

Location Map

Planning Commission Regular **3.**

Meeting Date: 02/18/2016

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 preliminary plat approval for a 15 lot townhouse development.

ACTIONS

Open the public hearing and continue to March 17th meeting
Recommendation by Planning Commission
Decision City Council on: April 5, 2016

60 DAY RULE

The applicant submitted this application on: December 14, 2015

To comply with the requirements of Minnesota Statute §15.99, the applicant has waived the 120 day review period.

LOCATION

The property is located at 1005 Coon Rapids Boulevard Extension.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant home	Low Density Residential	Low Density Residential 2
North	Northern Natural Gas substation	Utility	Low Density Residential 2
South	Vacant and apartment building	High Density Residential	High Density Residential
East	Single family home	Low Density Residential	Low Density Residential 2
West	Railroad tracks	Rail	Mobile Home

-

DISCUSSION

Project Description

The applicant is proposing to subdivide a 2.26 acre parcel into 15 townhouse lots and a common lot. The applicant has also applied for site plan approval for the townhouse development as part of this project. The project will include a private street, three 4-unit buildings and a 3-unit building. There is a 50 foot wide pipeline easement along the west property line. There is also 20 foot wide utility easement through the center of the site. The easement serves an existing waterline and hydrant. The waterline and hydrant will be removed and the easement vacated.

Preliminary Plat

Access and Streets

The project is accessed from Coon Rapids Boulevard Service Road. There is a 70 foot wide highway easement along along Coon Rapids Boulevard Extension; not all of of it is needed. About 20 feet should be platted as right-of-way and the remainder can be vacated. The underlying pipeline easement will remain and the City will require drainage and utility easements.

Grading, drainage and Utilities

Grading, drainage and utility issues will be addressed by the City Engineer. At this point there were no significant issues related to the preliminary plat.

Park Dedication

Park dedication requirement for this project will be met with cash for the 15 units.

Lot Dimensions

The typical lot is 25 feet wide and 58 feet deep. The end lots are 30 feet wide to accommodate larger units. The lots are of sufficient size to accommodate the proposed homes and the required amount of private open space.

RECOMMENDATION

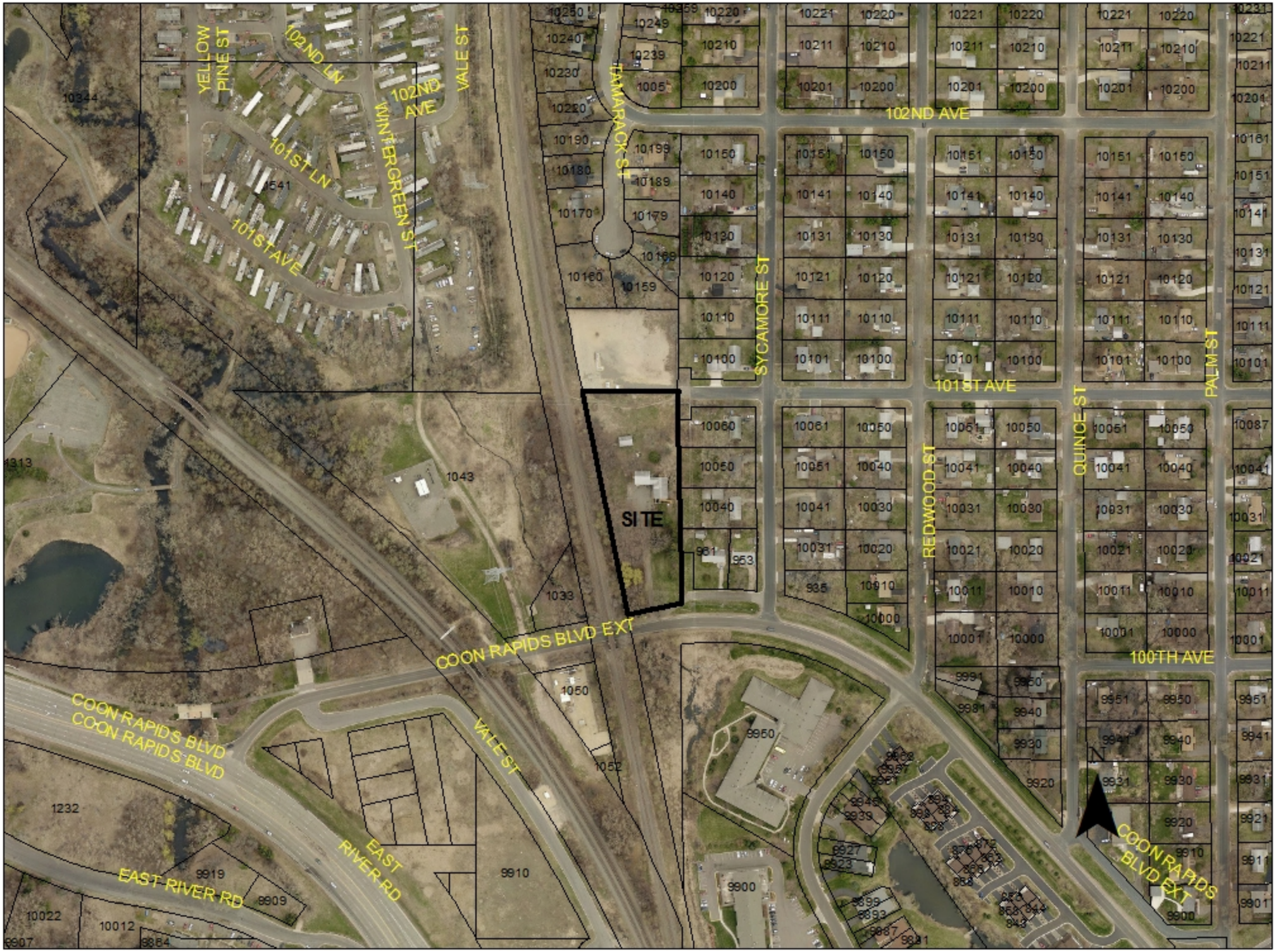
In Planning Case 16-2, the Planning Commission continue the public hearing to March 17th and postpone action on this item to the March 17th meeting.

Attachments

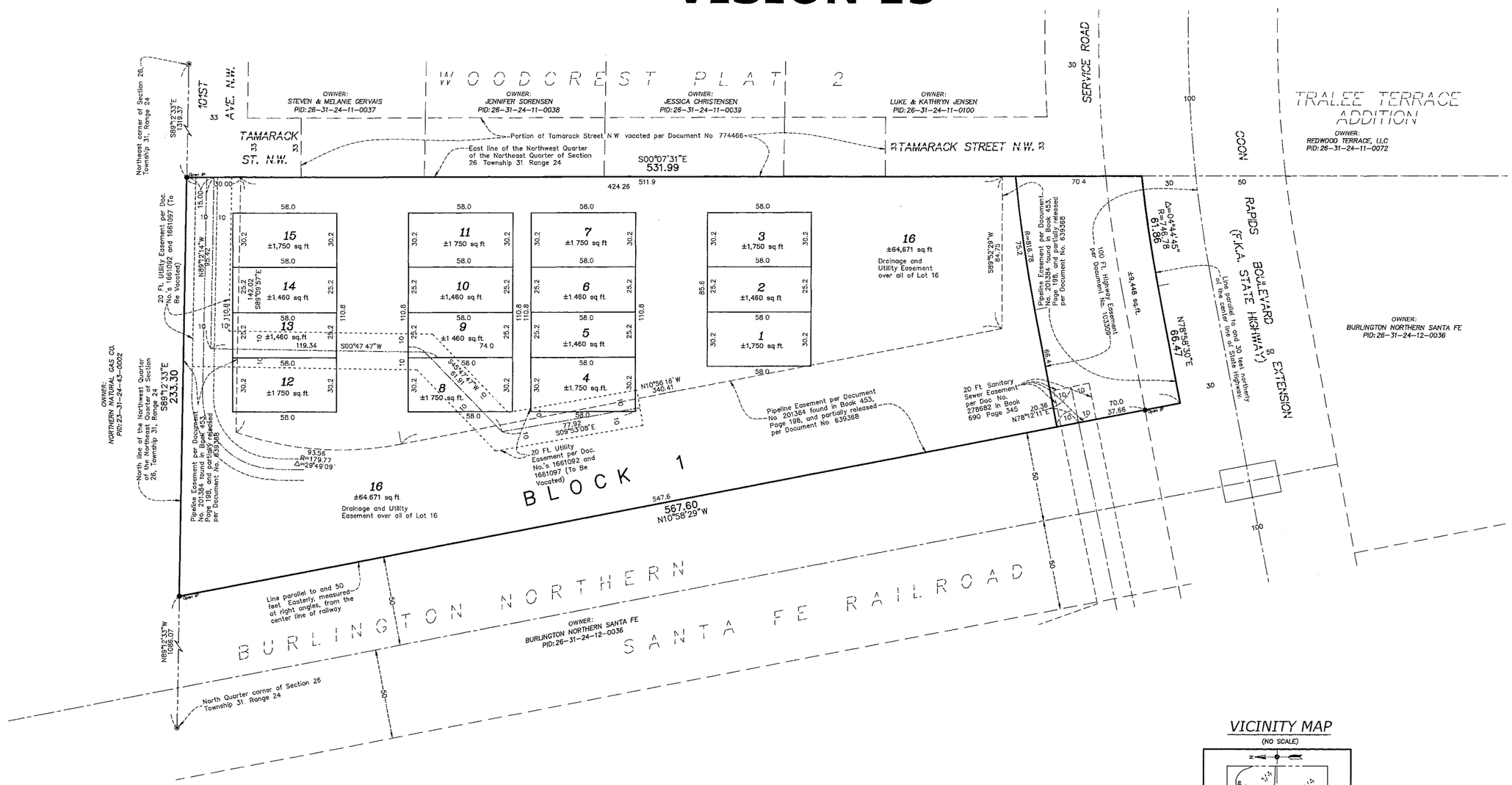
Location Map

Preliminary Plat

Location Map

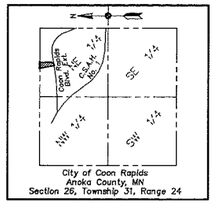


VISION 15



VICINITY MAP

(NO SCALE)



PARCEL DESCRIPTION:

(Per Second Supplemental Title Commitment File No. 39270, dated September 21 2015 at 7:00 A.M. prepared by Commercial Partners Title, LLC, issuing agent for Steward Title Guaranty Company)

All that part of the Northwest Quarter of the Northeast Quarter of Section 26 Township 31, Range 24 lying East of a line parallel to and 50 feet distant Easterly, measured at right angles, from the center line of the railway of the Great Northern Railway Company as now located and constructed extending from Coon Creek of Brook Park, in said State of Minnesota and lying North of a line parallel to and 30 feet distant Northerly from the center line of the State Highway as now located and constructed across said Northwest Quarter of the Northeast Quarter of Section 26

(Abstract Property)

GENERAL NOTES:

1) The field work for this survey was completed on October 15, 2015.

2) Bearings shown are based on the East line of the Northwest Quarter of the Northeast Quarter of Section 26 Township 31, Range 24, Anoka County, Minnesota, which is assumed to bear S00°07'31"E.

3) Surveyed property address – 1005 Coon Rapids Blvd. W. Coon Rapids, MN.

SITE DATA

TOTAL SITE AREA	±2.26 AC.
TOTAL ROW AREA	±0.22 AC.
TOTAL LOT AREA	±2.04 AC.
SMALLEST LOT	±1,460 S.F.
LARGEST LOT	±64,671 S.F.
AVERAGE LOT	±5,556 S.F.
TOTAL NUMBER OF LOTS	16
TOWNHOME LOTS	15
COMMON LOT (LOT 16)	1
GROSS DENSITY	7.08 LOTS/AC.
EXISTING ZONING	MDR MODERATE DENSITY RESIDENTIAL
UTILITIES	AVAILABLE

BENCHMARKS

1. MN/DOT GSID Station #72660 (BR 02031) – Located in the Northeast corner of Egret Blvd. bridge walkway over Trunk Highway 10 Elevation = 902.09 (NAVD 88)
2. MN/DOT GSID Station #93789 (0215 Y) – Located 0.65 miles Northeast along Foley Blvd. from the intersection of Foley Blvd. and Coon Rapids Blvd. Elevation = 918.05 (NAVD 88)

LEGEND

- ⊕ – Denotes Anoka County Monument as noted
- ● – Denotes Found Iron Pipe or Drill Hole, as noted
- ○ – Denotes Set Iron Pipe, Marked with RLS 40361

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

0 15 30 60
(IN FEET)

Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY PLAT

VISION 15
Coon Rapids, Minnesota

VISIONBANK
4725 Hwy 7
St. Louis Park, MN, 55416

REVISIONS
1. Client Comments - 02/03/16
2.
3.
4.
5.
6.

DRAWN BY:	C# & JAB
ISSUE DATE:	12/11/15
FILE NO:	1092

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

Name: Thomas R. Bailluff
Signature:
Date: 12/11/15 License #: 40361

Cover Date: 02/12/2016 F:\Jobs\1841 - 1895\1841 - 1005 coon rapids blvd\acad\survey\1841_grid.dwg

Planning Commission Regular **4.**

Meeting Date: 02/18/2016

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 site plan approval for a 15 unit townhouse development. At this time the applicant is looking for general comments on the layout and density for the project. The applicant will be submitting revised building elevations. However, the new elevations should have minimal impact on the development plans. The applicant will take the public's and the Commission's comments and make the necessary revisions and resubmit for the March 17th Commission meeting.

ACTIONS

Open the public hearing and continue it to the March 17th meeting
Decision by Planning Commission
Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on: December 14, 2015

To comply with the requirements of Minnesota Statute §15.99, the applicant has waived the 60 day review period.

LOCATION

The property is located at 1005 Coon Rapids Boulevard Extension.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant home	Low Density Residential	Low Density Residential 2
North	Northern Natural Gas substation	Utility	Low Density Residential 2
South	Vacant and apartment building	High Density Residential	High Density Residential
East	Single family home	Low Density Residential	Low Density Residential 2

West	Railroad tracks	Rail	Mobile Home

-

DISCUSSION

Background Information

The applicant is proposing to develop 2.26 acres into 15 townhomes. The site contains a large dwelling. It is relatively flat with a slight rise at the north end. It is bounded on the west by the Burlington Northern Railroad tracks, a natural gas company substation on the north, single family residences on the east and Coon Rapids Boulevard Extension on the south.

Parcel History

On January 21, 1999 the Planning Commission approved a conditional use permit for a sober house (Ambassador House) for 16 residents and two staff. The the structure was modified to its current configuration to accommodate the new use. After several years of code compliance issues, the conditional use permit was revoked in 2008. In 2010 the City issued a rental license to Christian Restoration Services to operate a sober living facility. After a series of rental license compliance issues, the license was revoked in 2014. Since that time the building has been vacant. The property was rezoned to Moderate Density Residential last year.

PROJECT DESCRIPTION

The applicant is proposing a 15-unit townhouse project consisting of three 4-unit buildings and a 3-unit building. The project will have a gross density of 7.0 units/acre, which is within the 4 to 7 units/acres density requirement of the MDR district.

Site Element and Requirement MDR District	**Proposed**
Site Area - no minimum req.	2.26 acres
Lot Coverage - 50% maximum by buildings, drives, and paved areas	Lot coverage is ____%.
Parking - 2 per unit + .5 spaces in common lots (17)	2 garage spaces/unit, 2 on each unit's driveway. 8 common spaces will be required, 8 are proposed.
Setbacks **Required** Bldg from Northdale Blvd. 50' Bldg from Interior street 15' Bldg from east and north property lines 25' Bldg from west a property line 55' Between bldg. 20'	 130' minimum 10' minimum 25' minimum 58' minimum 42' minimum

Setbacks
The two buildings housing units 12-15 and 4-7 do not meet the 15 foot setback requirement from an interior street.

STAFF ANALYSIS AND STANDARDS FOR APPROVAL

Site plans must meet the standards in Chapters 11-304 and 11-604 of the zoning code. Staff comments and analysis related to these sections are stated below.

Required Finding - Chapter 11-304.8 - 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. A 25 foot buffer is maintained adjacent to the single family lots; a setback of 60 to 90 feet is provided along the railroad tracks to the west. A 47 foot setback is maintained along the north property line, adjacent to the Northern Natural Gas facility.
(2) Preserve existing natural features whenever possible	**OK** Because of the grading required to develop this site, few of the existing trees can be saved. To the extent possible, trees around the perimeter site will be saved.
(3) Achieve a safe and efficient circulation system	**OK** There is an existing trail along Coon Rapids Boulevard Extension. The internal street is adequate to handle the anticipated traffic for this project. The interior streets are 24 feet wide and are wide enough to allow two-way traffic with no on street parking.
(4) Not place excessive traffic loads on local streets	**OK** Traffic will access Coon Rapids Boulevard Extension via an existing service road. The service road and the Coon Rapids Boulevard Extension have adequate capacity to accommodate the traffic generated by this project.
(5) Conform to the City's plans for parks, streets, service drives, and walkways	**OK**. Park dedication for 15 units will be required.
(6) Conform to the City's Goals and Policies	**OK** The proposal is consistent with the City's Comprehensive Plan.
(7) Achieve a maximum of safety, convenience, and amenities	**OK** Emergency access and turnarounds will be provide as required by the Fire Marshall.
(8) Show sufficient landscaping	**NO** The landscape plan has to be revised to provide the required amount of landscaping. See landscaping table and discussion below.
(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**	

Landscaping
The landscaping plan does not comply with the landscaping requirements for a townhouse development. The applicant will be revising the plan so that it meets the requirements.

Required Findings - 11-604 MDR District Requirements	Staff Comment	
Building Character - Complimentary relationship to surrounding land uses.		
Building Massing - variation, staggering, columns, short/uneven facades		
Building Facades - articulation, awnings, window treatments, entries facing the street		
Roof Shapes – variety through use of pitched, gable, or hip roofs or detailed parapets and cornices		
Focal Element - elevation, towers, emphasis, canopies, entrance, etc.		
Building Materials - high quality, allowed types, accents.		
Porches - floors and railing colors		
Height - 55 feet or less		
Common Open Space - 700 sq.ft./unit = 10,500 sq. ft.	**NO -** 9,848 square feet are shown on the plan	
Minimum Finished Floor Area		
Exterior Colors		
Garage Size - 300 sq. ft.		
Homeowners Documents	To be provided	
Play Area	**NO** - No play area is shown on the site plan	
Private Open Space - 400 sq. ft. required	**YES**	

Analysis of the townhome design will be done once the revised plans are submitted. In general, the applicant is proposing row style multi story units with living space above the garage.

LANDSCAPING TABLE

Location	**Standard**	**Requirement**	**Proposed**	
Street Frontage				
Over-story	1/40’ of frontage	13	7	
Open Areas				
Over-story Evergreen Ornamental Shrubs	1/3000 sf of open area 1/3000 sf of open area 1/1500 sf of open area 1/500 sf of open area			

The applicant will be providing the open space calculations and revising the landscape plan so that it complies with the landscaping requirements.

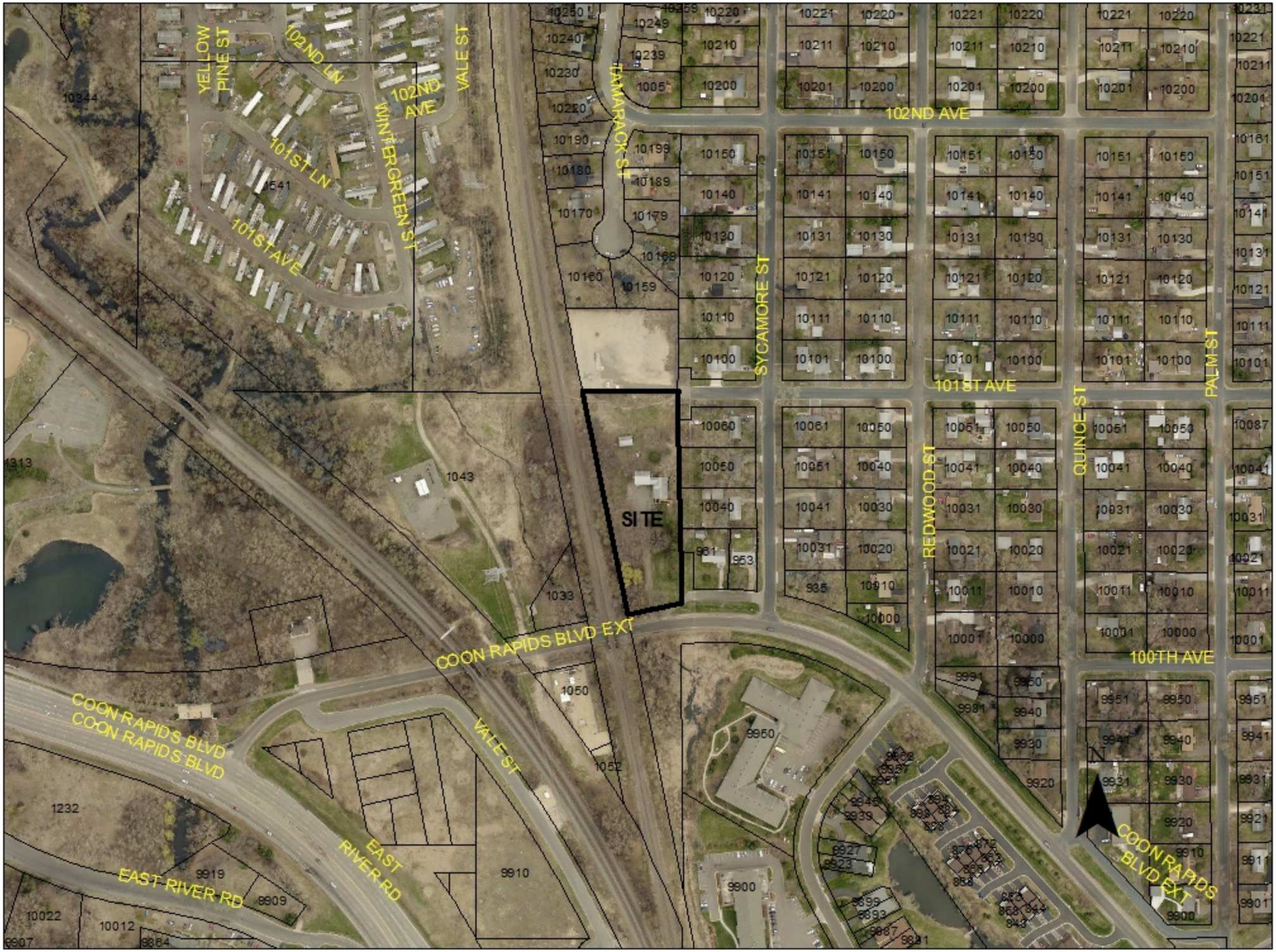
RECOMMENDATION

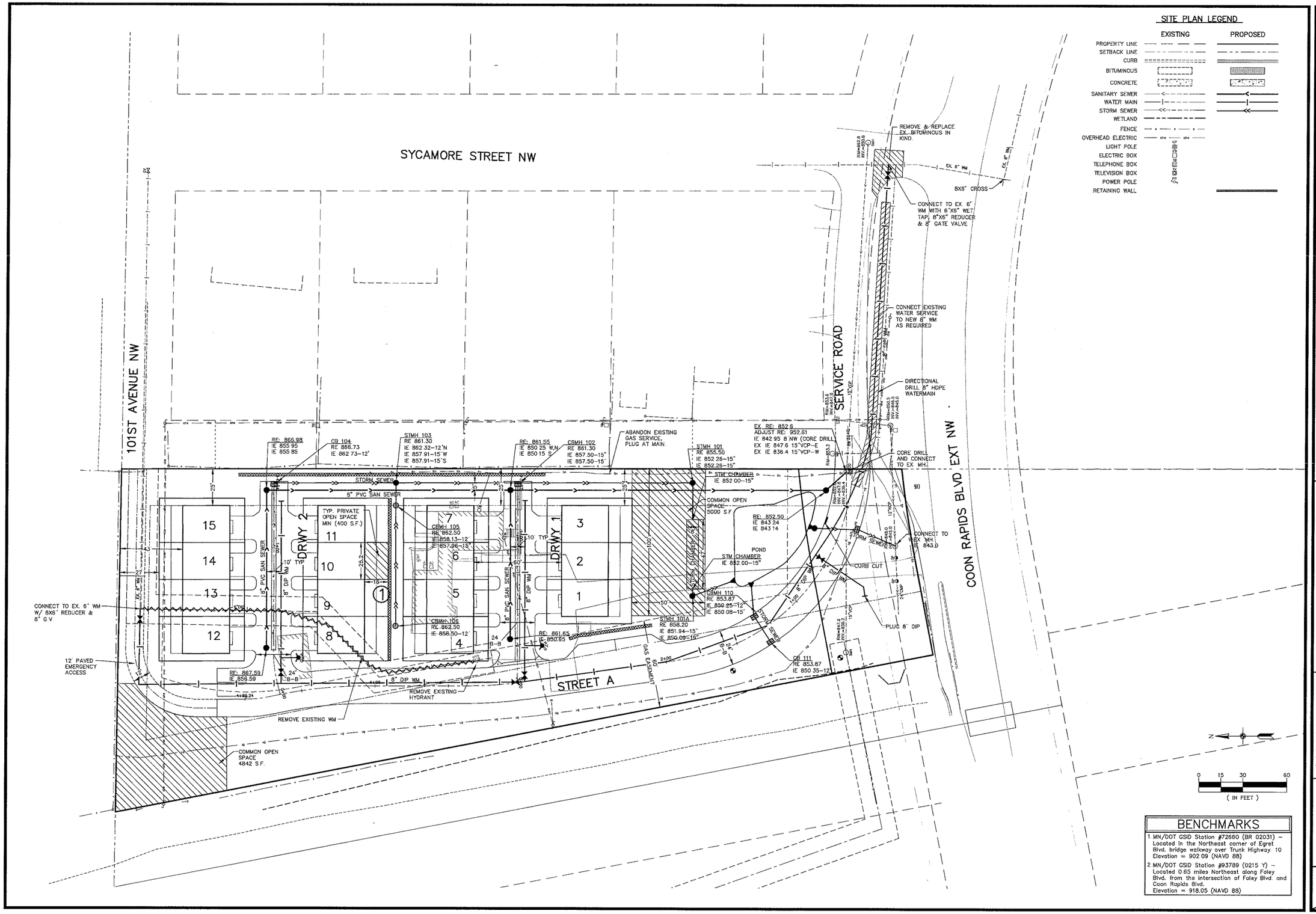
The Planning Commission postpone action on this item to the March 17th meeting and continue the public hearing to March 17th.

Attachments

Location Map
Development Plans
Engineering Comments

Location Map





BENCHMARKS

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2. MN/DOT GSID Station #93789 (0215 Y) – Located 0.65 miles Northeast along Foley Blvd. from the intersection of Foley Blvd. and Coon Rapids Blvd. Elevation = 918.05 (NAVD 88)

Carlson McCain
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3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY SITE & UTILITY PLAN

VISION 15
Coon Rapids, Minnesota

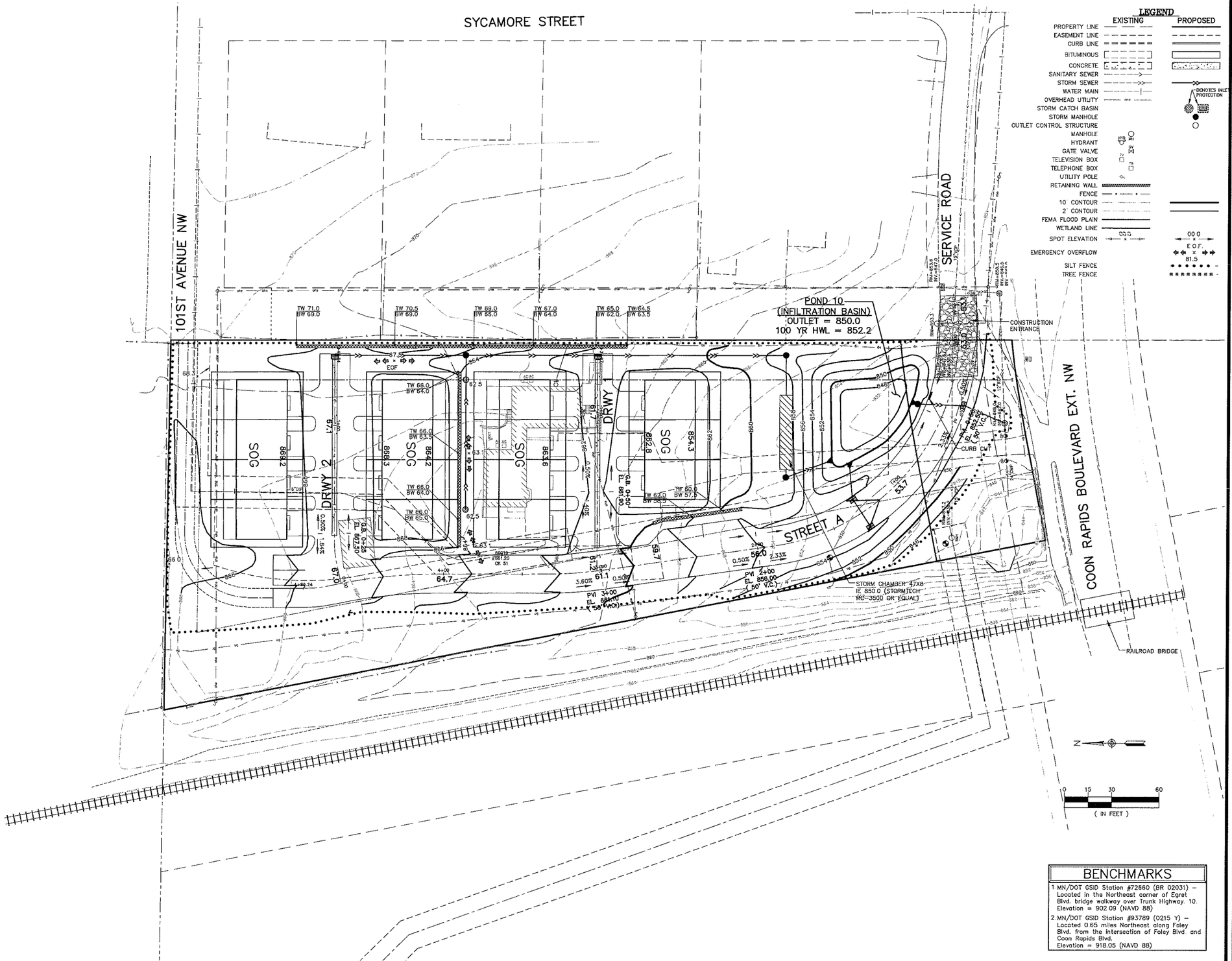
VISIONBANK
4725 Hwy 7
St. Louis Park, MN, 55416

REVISIONS
1. 2/3/16 Per City Comments
2.
3.
4.
5.
6.

DRAWN BY:	JJO
ISSUE DATE:	12/11/15
FILE NO:	XXX

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

Name: Brian F. Kallio, P.E.
Signature:
Date: 12/11/15 License #: 25817



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PRELIMINARY GRADING & EROSION CONTROL PLAN

VISION 15
Coon Rapids, Minnesota

VISIONBANK
4725 Hwy 7
St. Louis Park, MN, 55416

REVISIONS
1. 2/3/16 Per City Comments
2.
3.
4.
5.
6.

DRAWN BY:	JJO
ISSUE DATE:	12/11/15
FILE NO:	XXX

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

Name: Brian F. Kallio, P.E.
Signature:
Date: 12/11/15 License #: 25817

LANDSCAPE NOTES

1. IRRIGATION SHALL BE PROVIDED FOR ALL SOD AND LANDSCAPE AREAS.
2. SOD AND IRRIGATE ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.
3. ROCK MULCH = 1-1/2" DRESSER TRAP ROCK @ 3" DEPTH WHERE NOTED.
4. HEAVY COMMERCIAL GRADE POLY EDGER SHALL BE USED AROUND THE PERIMETER OF LANDSCAPE BEDS NOTED ON PLAN.
5. REFER TO DETAIL SHEET L2 FOR GENERAL NOTES, PLANTING SPECIFICATIONS, PLANTING NOTES, IRRIGATION NOTES, AND PLANTING DETAILS.
6. REFER TO GRADING PLAN FOR GRADES AND EROSION CONTROL.
7. REMOVE ANY BURLAP, TWINE, ROPES AND/OR WIRING FROM THE TOP AND SIDES OF ROOTBALL FOR ALL BALLED AND BURLAPPED PLANTS.
8. REMOVE CONTAINERS AND CUT CIRCLING ROOTS IF PLANTS ARE CONTAINER GROWN.

SITE DATA

- SITE AREA = 2.23 ACRES
- NUMBER OF UNITS = 15
- ZONING MDR
- LANDSCAPE REQUIREMENTS = 1 TREE PER UNIT
- LANDSCAPE QUANTITIES:
  - TREES PROVIDED = 15
  - SOD = 4,603 SY
  - SEED = 2,349 SF

LEGEND

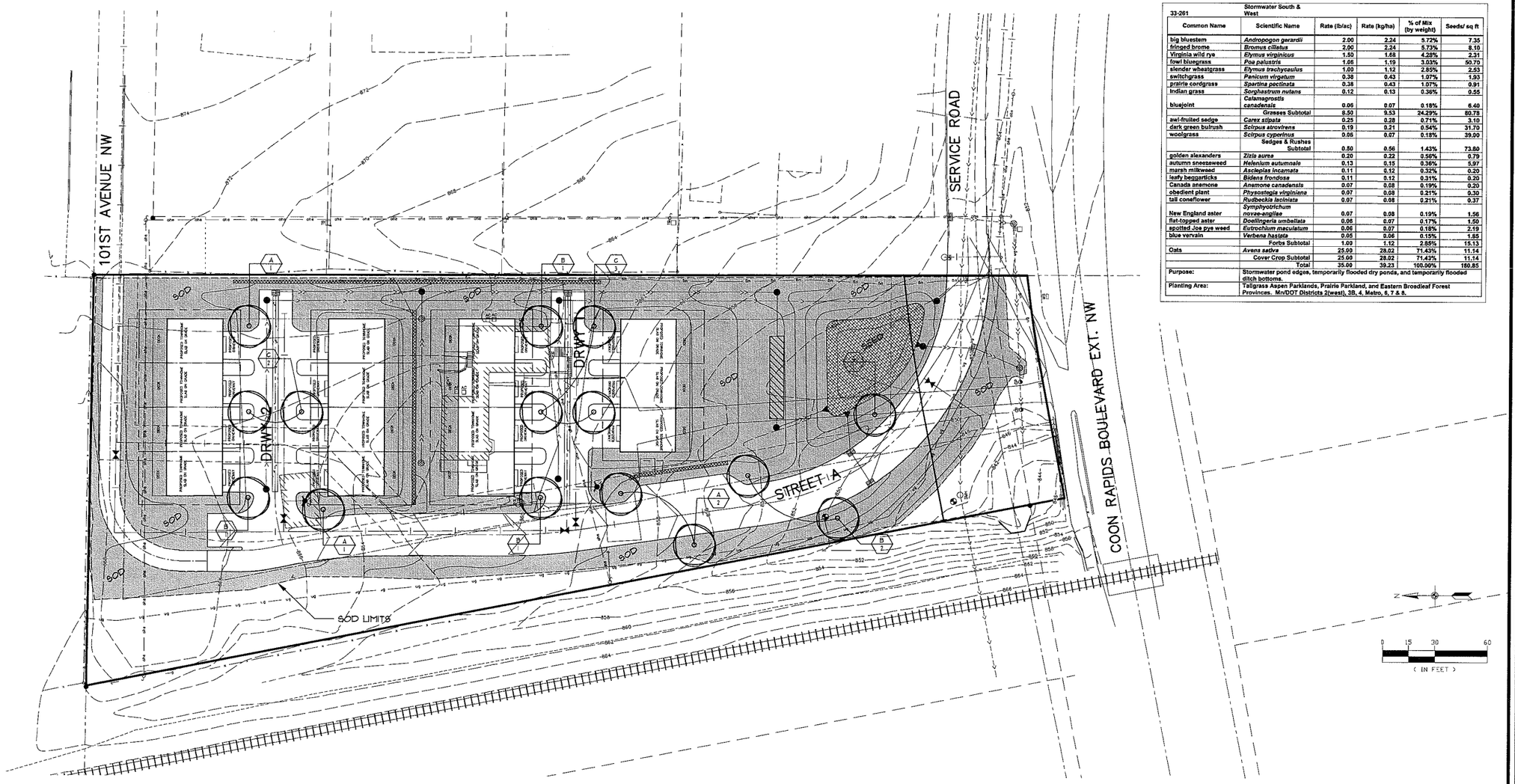
- OVERSTORY TREE 2.5" CAL
- SEED MIX: MNDOT 33-261
- SOD LIMITS
- SOD

SUGGESTED PLANT LIST

PLANT SCHEDULE					
CODE	QTY	COMMON NAME/LATIN	SIZE	ROOT	REMARKS
A	5	NORTHWOOD RED MAPLE	2.5"	B&B	STRAIGHT LEADER
		ACER RUBRUM 'NORTHWOOD'	CAL		AND FULL CROWN
B	5	SWAMP WHITE OAK	2.5"	B&B	STRAIGHT LEADER &
		QUERCUS BICOLOR	CAL		FULL CROWN
C	5	GREENSPIRE LINDEN	2.5"	B&B	STRAIGHT LEADER &
		TILIA CORDATA 'GREENSPIRE'	CAL		FULL CROWN
QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.					

SEED MIX: MNDOT 33-261

33-261	Stormwater South & West				
Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
big bluestem	*Andropogon gerardii*	2.00	2.24	5.72%	7.35
fringed brome	*Bromus ciliatus*	2.00	2.24	5.73%	8.10
Virginia wild rye	*Elymus virginicus*	1.50	1.68	4.28%	2.31
fowl bluegrass	*Poa palustris*	1.06	1.19	3.03%	50.70
slender wheatgrass	*Elymus trachycaulus*	1.00	1.12	2.85%	2.53
switchgrass	*Panicum virgatum*	0.38	0.43	1.07%	1.93
prairie cordgrass	*Spartina pectinata*	0.38	0.43	1.07%	0.91
Indian grass	*Sorghastrum nutans*	0.12	0.13	0.36%	0.55
bluejoint	*Calamagrostis canadensis*	0.06	0.07	0.18%	6.40
	Grasses Subtotal	8.50	9.53	24.29%	80.78
awl-fruited sedge	*Carex stipata*	0.25	0.28	0.71%	3.10
dark green bulrush	*Scirpus atrovirens*	0.19	0.21	0.54%	31.70
woolgrass	*Scirpus cyperinus*	0.06	0.07	0.18%	39.00
	Sedges & Rushes Subtotal	0.50	0.56	1.43%	73.80
golden alexanders	*Zizia aurea*	0.20	0.22	0.56%	0.79
autumn sneezeweed	*Helenium autumnale*	0.13	0.15	0.36%	5.97
marsh milkweed	*Asclepias incarnata*	0.11	0.12	0.32%	0.20
leafy beggarticks	*Bidens frondosa*	0.11	0.12	0.31%	0.20
Canada anemone	*Anemone canadensis*	0.07	0.08	0.19%	0.20
obedient plant	*Physostegia virginiana*	0.07	0.08	0.21%	0.30
tall coneflower	*Rudbeckia laciniata*	0.07	0.08	0.21%	0.37
New England aster	*Symphyotrichum novae-angliae*	0.07	0.08	0.19%	1.56
flat-topped aster	*Doellingeria umbellata*	0.06	0.07	0.17%	1.50
spotted Joe pye weed	*Eutrochium maculatum*	0.06	0.07	0.18%	2.19
blue vervain	*Verbena hastata*	0.05	0.06	0.15%	1.85
	Forbs Subtotal	1.00	1.12	2.85%	15.13
Oats	*Avena sativa*	25.00	28.02	71.43%	11.14
	Cover Crop Subtotal	25.00	28.02	71.43%	11.14
	Total	35.00	39.23	100.00%	180.85
Purpose:	Stormwater pond edges, temporarily flooded dry ponds, and temporarily flooded ditch bottoms.				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				



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Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY LANDSCAPE PLAN

VISION 15
Coon Rapids, Minnesota

VISIONBANK
4725 Hwy 7
St. Louis Park, MN, 55416

REVISIONS
1. 2/3/16 PER CITY COMMENT
2.
3.
4.
5.
6.

DRAWN BY:	SDB
ISSUE DATE:	12/14/15
FILE NO:	5861

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

Name: Scott B. Dubay, LLA

Signature:

Date: 12/14/15 License #: 40647

L1 of 2

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, Planner

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

SUBJECT: 1005 Coon Rapids Boulevard Extension
Proposed Townhome Development Project – Vision 15

DATE: February 9, 2016

The following comments are based on the Engineering Division's second review of the proposed townhome development titled Vision 15 located at 1005 Coon Rapids Boulevard Extension. The plans are dated February 3, 2016, and were prepared by Carlson McCain & Associates.

The project proposes to construct 15 townhome units. Ingress and egress for the site will be from Coon Rapids Boulevard Extension via a Service Road constructed between the site and Sycamore Street. Streets within the townhome development will be privately owned and maintained.

Preliminary Site & Utility Plan

- Existing sewer and water services shall be disconnected at their respective mains. This needs to be indicated on the plans.
- The plans show a 90° bend on the proposed watermain. This needs to be revised to two 45° bends.
- A watermain loop needs be added to the design to avoid dead end pipes.
- Provide details for the proposed stormwater chamber.
- The sewer connection shall be noted to be an outside drop. Inside drops are not allowed.

Preliminary Grading & Erosion Control Plan

- An operations and maintenance agreement with the Coon Creek Watershed District will be required for the storm chamber.
- Inlet protection is required on all existing and proposed storm sewer structures, as well as downstream existing structures. Notes should be added to clarify this.

Details

- The typical section needs to be clarified. The plan view shows a 24-foot wide road, but the description on the typical still says 28-feet.
- Elevations indicated on the outlet control structure need to be updated.
- Fertilizer mix shall be phosphorous free.

Preliminary Landscaping Plan

- Update notes to state that turf establishment will take place no longer than 7 days after conclusion of final grading activities.
- Both the landscaping plan and plan details show the fertilizer containing phosphorus. Revise to indicate phosphorus free fertilizer to be used.

Stormwater Management Plan

- Soils conditions in the HydroCad output were assumed to be HSG-A, but this is unrealistic considering this site has previously been developed. HSG-B should be used for the soil conditions.

General Comment

- Please provide a copy of the geotechnical report.
- Applicant to verify watershed permitting requirements.
- City uses WSB to perform erosion and sediment control inspections during construction. WSB bills applicant directly. Applicant will be required to contract this service with WSB before release of building permit.

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

Planning Commission Regular **5.**

Meeting Date: 02/18/2016

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

Public hearing was closed at January 21 meeting
Recommendation by Planning Commission
Introduction by City Council on: March 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, which moved into a vacant portion of the building under the current zoning, 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.

PORT Districts

PORT districts are designed for compact, vigorous, mixed-use development. (see attachment) All districts are to be made up of a mixture of compatible land uses. Primary takeaways from analyzing the Ordinance include:

- PORT Districts should have compact mixed-use development.
- Each use should be compatible with others. This provides "granularity" of uses, which promotes vigor.
- Commercial uses specifically need to be compatible and support higher-density residential uses. This typically means service retail and professional services, restaurants, and similar uses found in an urban/residential environment.

Coon Rapids Boulevard Framework Plan

The Coon Rapids Boulevard Framework Plan (copy will be available at meeting) provides specific guidance for the establishment of the River Rapids Overlay District and PORT Campus Square (named "Anoka-Ramsey Community College Node" in the Plan). Notably, the Plan references "the incongruous appearance of the Rapid Sports Center complex," which is similar to the development that is driving the request before the Commission. The Plan recommended a development alternative ("Concept 3C") that suggests more concentrated commercial developments and larger residential developments. Specifically for the Precision Tune site, although the Plan does not make specific mention to it, the site is adjacent to the Family Center Mall area, which suggests a "mixed-use center" facing the town square, with varied density

residential on the other side. The concept for the development of PORT Campus Square included the following:

- Long-term vision for high-density residential with supporting commercial uses.
- A concept plan that includes a town square approach.
- Use for the property currently subject to the Commission's deliberations to include supporting commercial.

Coon Rapids Boulevard Overlay District

The River Rapids Overlay District sets guidelines for development of the Coon Rapids Boulevard, to include a linear system of PORT districts that cluster density and intensity. (see attachment) Primary takeaways from analyzing the Ordinance include:
:

- Reinforcement of the compact, vigorous urban design methods.
- Reinforcement of compatibility among uses.
- Idea of a community theme running throughout the district as exemplified by common elements, connections, and uses that are compatible with one another.

PORT Campus Square

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. Each District has it's own character that reflects the district's unique identity. 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.

Attached are excerpts from the PORT Campus Square Framework Plan. They explain the reasoning for establishing three districts, and redevelopment guidelines and objectives.

Allowed Uses

Attached is the Table of Uses for the PORT Districts. It should be noted that outdoor storage is not listed as an allowed use in any of the PORT districts. It is specifically prohibited in conjunction with Government Buildings and Structures, and Public Utility Buildings and Structures. This supports the premise that there was a conscience, deliberate decision not to allow outdoor storage because it is not compatible with intent, goals and objectives of the PORT Districts.

Conclusion

Staff has difficulty recommending this kind of use be allowed, permitted or even with conditions,

because storage uses are inherently incompatible with residential uses where overall scheme for the area is to provide supportive commercial for higher-density mixed-use developments in the PORT areas.

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 based on the current plan for the area, based on the following:

(1) The current Intent of the River Rapids Overlay District and for Port Campus Square is to promote compact, vigorous development that is supportive of higher-density residential, which would not include a boat repair and storage business.
(2) The current allowed uses in Port Campus Square are inconsistent with the proposed change.
(3) The Port Campus Square Master Plan in its current form is not compatible with the proposed change.

Attachments

Applicant's Narrative
Location Map
Intent of PORT and RRO
Campus Square Framework Plan
Table of Allowed Uses

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.

Location Map

Intent of PORT Districts and River Rapids Overlay District

1) PORT Districts

11-903.1 Intent. This Section enables the creation of Port Districts to promote the unified development and revitalization of designated areas. Port Districts should direct:

(1) compact, vigorous, mixed use development;

(2) distinct unifying urban design themes, well-maintained properties, and a well-organized vehicular and pedestrian circulation pattern;

(3) higher-density residential developments around community-oriented or destination-oriented commercial, historical, and recreational land uses;

(4) attractive developments constructed of high quality materials that incorporate innovative designs and reflect a distinctive, unique character; and

(5) development consistent with the goals of the Coon Rapids Boulevard Framework Plan including:

(a) businesses concentrated in Port Districts;

(b) residential, institutional, and open space uses between the Port Districts;

(c) mixed use and multi-use development;

(d) housing serving community needs;

(e) increased open space; and

(f) distinct design themes for each Port District.

(6) The mixture of compatible land uses within each Port is essential to establishing the level of vitality and intensity needed to support associated retail and service uses. Each Port shall have a distinct, individual design theme, as exemplified by its landscape, architecture, lighting and color styles, planned public amenities, and allowed uses.

2) River Rapids Overlay District

11-1003.1 Intent.

(1) This Section intends to protect the health, safety, and public welfare through the adoption of official overlay controls that encourage compact, vigorous, mixed use development, tied to a common theme that encompasses the heritage and qualities of the Mississippi River along the Coon Rapids Boulevard corridor.

(2) A linear system of Ports, as regulated by Section 11-903, will promote clustering of commercial uses. Varied density residential development throughout the district, and especially between the Ports, will establish the level of vitality and intensity needed to support compatible retail and service uses. Especially between the Ports, uses should serve the needs of nearby neighborhoods. Development throughout the District should foster a sense of community, that is, the opportunity for people to travel comfortably throughout the District, conduct business, and meet neighbors.

(3) Only mutually compatible uses shall be allowed through a combination of careful planning, innovative urban design, and coordinated public and private investment. Uses,

building designs, placement of building edges, and landscaping, parking, and walkway treatments must create a neighborhood-oriented, pedestrian-friendly environment.

(4) Ports shall be connected by a series of pedestrian sidewalks and bicycle trails, with linkages to the Mississippi River and access to public parks, exhibits, and other amenities. Each Port's theme shall be compatible with the overall district theme, as exemplified by its landscape, architecture, lighting and color schemes, infrastructure, and allowed uses.

Vehicular and Parking

The analysis of the overall vehicular access and parking within the Port Campus Square area looked at the previously prepared planning studies to define current street classification, street role within the transportation system, current campus and regional bus routes, automobile ADT's, truck traffic and volumes and hierarchy of intersections.

Historically, there has been an emphasis throughout the project area to accommodate the automobile. This has resulted in wide streets, challenged bicycle and pedestrian conditions and large surface parking lots in front of every use.

The surface parking needs and vehicular conditions at Anoka Ramsey Community College are particularly severe. Due to the nature of a higher education use, the parking lots receive short bursts of peak activity as class change periods occur which can create vehicular backups at stop signs. In addition, there appears to be a shortage of parking at peak periods which creates additional vehicular traffic/conflicts as vehicles search for available parking spaces.

Vehicular connectivity on Coon Rapids Boulevard was analyzed extensively by the Coon Rapids Boulevard/East River Road Corridor Study in 2010.

Natural Resource and Systems

Historically, the Port Campus Square area has been intensively developed with educational and retail uses. Due to this history, much of the Port has been covered in pavement. The exception to this is the large amount of open space between Pheasant Ridge Drive and Mississippi Boulevard as well as a strip of vegetation along the Mississippi River.

The primary natural resource in the area is the Mississippi River. However, this important resource is largely hidden from the rest of the Port Campus Square area.

As the area redevelops, additional opportunities to reclaim natural resource areas and create stronger ties to the Mississippi River will provide an excellent opportunity for placemaking which is a key element in driving demand and value into the redevelopment area.

Opportunities should be pursued to integrate natural resources and systems into dual use systems such as stormwater treatment, trail systems and streetscapes.

Existing Land Use and Guidance

The Port Campus Square area was rezoned to Port District Zoning as part of earlier planning efforts. The Port District is a flexible, mixed use district encouraging compact, high quality development around a unified theme or master plan.

Character Districts

The Port Campus Square area is divided into three main districts, roughly corresponding to each of the three main property owners (City of Coon Rapids, Anoka Ramsey Community College and Trach

Properties, Inc. Each of these areas has different goals for future development and therefore very little competition for future uses is anticipated.

All three character districts operate somewhat independently at present, with very little physical or psychological connections between them. All three character districts are challenged to some degree with trying to redefine their identity in a more positive light to facilitate future growth and value.

Civic District

The Civic District is the area roughly corresponding to the City land holdings. In recent years, this has been the district providing the most energy and activity to catalyze future development. This has come about through strategic acquisition and removal of obsolete retail buildings and replacing them with high quality public uses such as the existing ice arena, the proposed community center, the proposed Boulevard Park and the proposed library. Although public uses dominate this district, there are opportunities for future private development as well, particularly when structured parking is introduced, which will free up large amounts of required surface parking.

Recreation, signature architecture and quality open spaces are key themes for the Civic District. It is expected that this character district will serve the entire community, from youth to senior citizens. In order to serve the broadest representation of the community, facilities will likely be designed with maximum flexibility, utilizing multiple purposes as much as possible.

The Civic District is the key gateway to the Port Campus Square area with its highly visible location near the crossroads of Coon Rapids Boulevard and Crooked Lake Boulevard.

Education District

The Education District is the campus of Anoka Ramsey Community College. The character of the campus is focused on a series of closely spaced buildings which facilitates the movement of students. The key positive influences on district character are largely architectural with an emphasis on interior building areas.

Exterior areas in this character district are largely functional in nature with few unifying themes or focal elements. The Education District's character is dominated by large parking lots which are designed to maximize their vehicular functional purpose, but contain few, if any amenities.

The community college site is situated on a signature location overlooking the Mississippi River. There are some good connections to the river, but these are largely limited to or accessed through the main buildings.

The Education District is mostly invisible from Coon Rapids Boulevard due to the large setback from the street and the natural screening from the forested area. In order to minimize the negative impacts of this situation, special attention should be given to the gateway locations at Mississippi Boulevard and the future Pheasant Ridge Drive entrances.

In addition, these gateways should be linked through entrance roadway design leading up to the core campus area. At the core campus area, common design elements could then be utilized in flexible, multi-use plazas or open spaces, ideally culminated in additional river connections.

North Port Campus Square District

The North Port Campus Square District consists of the properties north of Coon Rapids Boulevard. The district character is largely defined by aging suburban retail, anchored by the Family Center Mall. In recent years, there has been some retail reinvestment on the western edges of this character district, although, in general, the character of this district still appears to be one of a retail area in decline.

Plan Elements

Port Campus Square Framework Plan

The following recommendations will be applied to create a safe, comfortable, pleasant and pedestrian-friendly environment that improves the interconnection between character areas and adds to the economic vitality of the Port Campus Square area.

These guidelines are intended to guide future public realm and private sector design decisions so that it creates an attractive setting for the students, residents, and businesses that make up the diverse uses of the Port Campus Square area. It will establish a visual image that is flexible, sustainable, distinct, appealing and comfortable.

The primary components of the Port Campus Square area plan include:

- Land use
- Built Form
- Open Space/ Public parks and plazas
- Pedestrian, Bicycle and multi-modal connectivity
- Green Infrastructure
- Public Realm and Streetscape Improvements

Civic Character District Elements

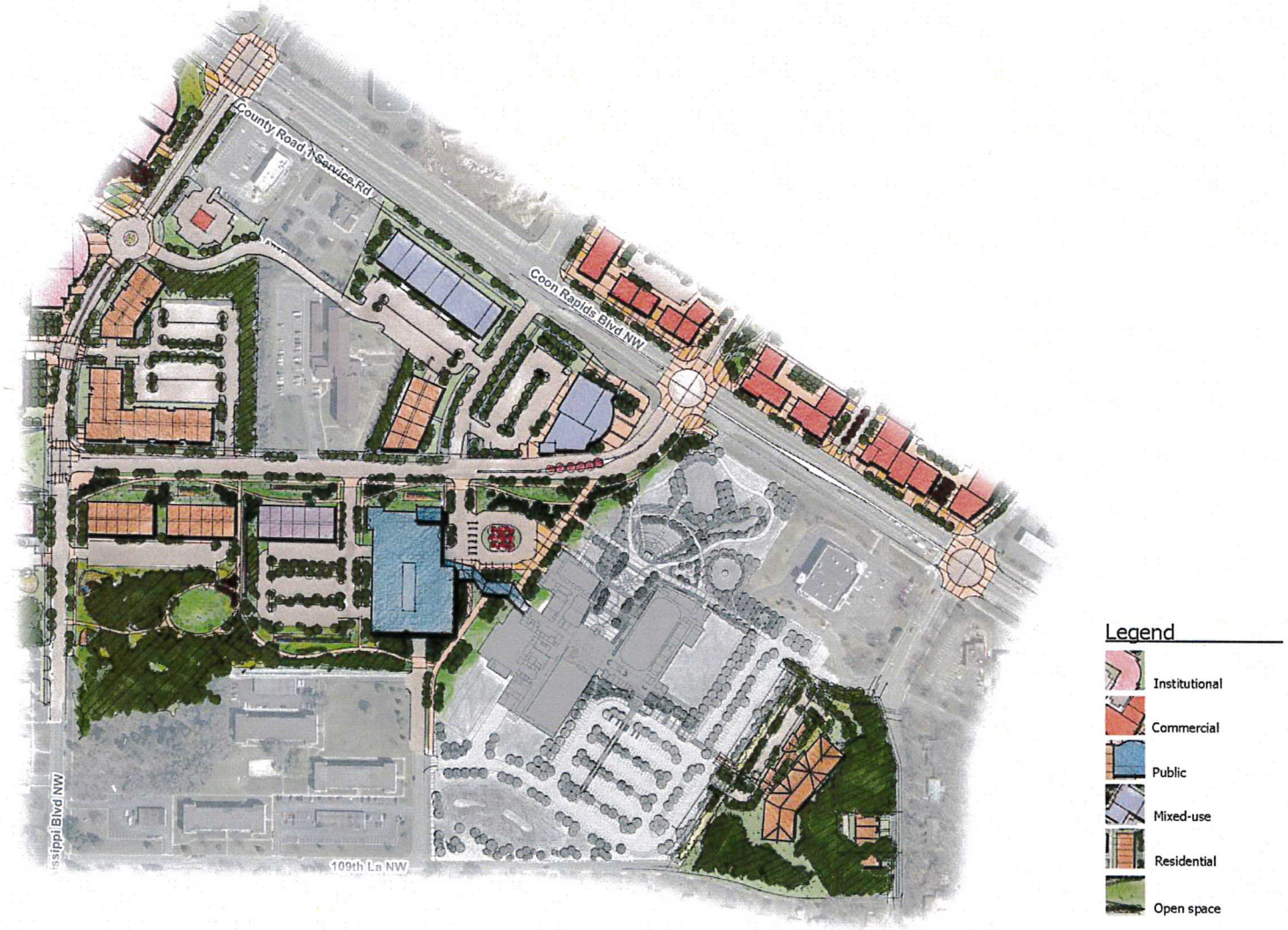
The Civic District is the key catalyst for change in Port Campus Square (Figure 3). The City of Coon Rapids has been proactively acquiring obsolete retail properties, removing their blighting influence and redeveloping the properties. These efforts have begun to change the impression of Port Campus Square and generating some catalytic energy for change.

The Civic character district is anchored by the existing ice arena and incorporates the plans for the proposed community center and Boulevard Park. The plans for the three recreation facilities, when completed, will provide key iconic buildings to serve as a beacon for the Port. One element that will particularly stand out is the greening of the Coon Rapids Boulevard frontage. Moving the large parking fields away from the street will provide a positive contrast with the historic pattern of lining Coon Rapids Boulevard with parking lots.

111th Avenue

Besides the recreation facilities, the most important design element of the Civic Character District is the relocation and reconstruction of 111th Avenue. 111th Avenue (along with Mississippi Boulevard) forms the spine that connects all three character districts. The 111th

Figure 3: Civic Character District



Avenue/Coon Rapids Boulevard intersection is also the primary gateway location for Port Campus Square.

Due to its critical importance to all three character districts, the design of this spine roadway will be key to defining the Port's aesthetic qualities. The streets should be designed as an interconnected network of human-scale outdoor rooms in which the safety and comfort of pedestrians and bicyclists is priority. The main purpose of streets is to let people move about, and every street should provide safety, convenience, and comfort for pedestrians and bicyclists.

- Rights-of-way should be generous, with sufficient space to accommodate motorized and non-motorized transportation comfortably.
- Landscape design themes should relate to the natural environment, particularly the relationship to the Mississippi River and the future Boulevard Park. Sustainable stormwater solutions and other green infrastructure can be very effective in this regard.
- Streetscape design and elements should be coordinated to maximize ecological, economic, and social benefits while creating a contextualized sense of place.
- Streetscape layouts should emphasize wholeness: the layout should focus on the entire block (s) rather than piecemeal and consider the larger context of the urban pattern and design and function of the street as a public space.
- The 111th Avenue/Mississippi Boulevard should maintain a consistent theme, but not be so rigid that the design becomes monotonous. Bump outs, introducing curves to trails and sidewalks, clustering ground level plantings, and introduction of street furniture can all be effective techniques to meet this goal.
- Allocate wisely within the limited space of the ROW: define the right proportions, unique spaces, and appropriate amenities to create a comfortable, inviting and memorable space where people want to spend time.
- The intersection with Coon Rapids Boulevard should be designed with gateway features and consideration of pedestrians of all ages. These concepts should be reflected in signal timing, pedestrian refuge areas, lighting, and streetscape amenity.

Civic Character District Land Uses

In addition to the public recreation uses that were previously discussed, the Civic Character District illustrates the following uses:

- The existing Walgreens on the corner of Coon Rapids Boulevard and Crooked Lake Boulevard. This use should be considered in the design of the proposed Boulevard Park and community center so that it appears to be an integral part of the Port Campus Square development and not an isolated, out of place, use.
- A new, multi-family use east of the ice arena. The plan anticipates the most likely scenario would be a senior housing development. As with the Walgreens site, there is the

potential for this site to feel separated from the rest of the Port if access points aren't integrated into the rest of the Port development and if buffering between the residential use and the rest of the Port is excessively heavy.

- A new library. The Anoka County Library staff have indicated that the preferred location is on the first floor of the community center due to their operational needs.
- A mixed use building. At the Southwest corner of the Coon Rapids Boulevard and 111th intersection is a mixed use building that would be a suitable location for neighborhood retail, service and/or office uses.

  The massing and architecture of this building carries more importance than in other locations due to the high visibility of this location adjacent to the key gateway intersection. Massing should be focused on the east side of the lot to provide an iconic, gateway view and to properly frame the intersection. Ideally, this structure would include more than one story construction so that it is not overwhelmed by the wide Coon Rapids Boulevard right of way and nearby City building massing.

  Parking for this building should be to the side or rear of the building so that it is not the primary view for motorists on 111th Avenue or Coon Rapids Boulevard. Shared parking with adjacent uses is recommended.

- A second mixed use building. To the west of the previous mixed use building, along Coon Rapids Boulevard is a mixed use building that would likely be a commercial use. Key design concepts for this use include providing access through adjacent parcels so that it is not necessary to use Coon Rapids Boulevard for trips within the Port Campus Area. A new service road is anticipated between Mississippi Boulevard and 111th Avenue. The building massing is concentrated along Coon Rapids Boulevard so that the parking is not the primary view. In addition, if the building is located in that position, it will also provide a partial screening of the parking lots which serve nearby uses. Shared parking with adjacent uses is recommended.
- A new multi-family development site is shown immediately east of the existing age restricted housing along 111th Avenue. Shared parking with adjacent uses is recommended.
- The development of a new "green corridor" between the community center and the Mississippi River along the southern edge of the Port Campus Square District. This area should be designed for multiple purposes for the public and Anoka Ramsey Community College as well as providing an amenity for the surrounding residential neighborhoods to the south. Design themes should reinforce the Port's proximity to the Mississippi River.
- The remaining redevelopment areas that are shown immediately south of 111th Avenue and east of Mississippi Boulevard are longer term redevelopment uses. In the short term, these properties will likely be necessary for surface parking for the community center and Anoka Ramsey Community College. As the development intensity of the Port

grows over time, the plan anticipates the addition of two parking structures that will free up these interim parking lots for additional redevelopment.

Education Character District Elements

The Education Character District is the existing Anoka Ramsey Community College Campus. The plan for this area has several key objectives:

- Improve the exterior areas of the campus so that they are attractive, functional, safe and supportive of the educational mission, particularly as the institution considers moving to an expanded educational mission
- Enhance the appearance and access to key Mississippi River vistas
- Provide increased visibility for the campus from Coon Rapids Boulevard
- Address existing traffic concerns on Mississippi River Boulevard
- Increase the connections and dual use potential between the campus and the City's facilities

Mississippi Boulevard

Just as 111th Avenue is critical for the Civic Character District, Mississippi Boulevard is critical for the Education Character District (Figure 4). The same design sensibilities discussed in regards to 111th are also applicable to Mississippi Boulevard.

Currently Mississippi Boulevard experiences significant backups at peak class change hours for the community college. These backups are common in areas with short bursts of vehicle turnover and are difficult to manage with stop sign controlled intersections. The plan proposes the introduction of a roundabout into the design of Mississippi Boulevard to address this problem. Roundabouts are particularly effective in similar situations because they allow a free flow of traffic in and out of a facility in both directions which minimizes peak delays. The center of the roundabout could also provide a key gateway treatment opportunity for the area.

As with 111th Avenue, pedestrian scale lighting should be provided to encourage non-motorized traffic and a sense of security for pedestrians. Along Mississippi Boulevard, it may be desirable to choose a design which allows the addition of banners which could be used by the community college to further extend its reach to Coon Rapids Boulevard and give Mississippi Boulevard the feel of a grand entrance to the community college.

Pheasant Ridge Drive

The plan also identifies a new access point for the community college at Pheasant Ridge Drive. This access drive will be secondary to the Mississippi Boulevard entrance due to its more reserved setting, nestled in between a low density residential neighborhood and the community college's woods.

The addition of Pheasant Ridge Drive will relieve some of the peak vehicle pressures on Mississippi Boulevard, create a convenient access

Figure 4: Education Character District

to a key river vista site, and provide convenient access for the adjacent residential neighborhoods to access Port Campus Square amenities without entering Coon Rapids Boulevard.

Education Character District Land Uses

The Education Character District is the district that has provided the most stability in the Port. Anoka Ramsey Community College's plans call for several building expansions or new building construction. This plan identifies the opportunity to use these future buildings to address some of the challenges in the area, particularly the feeling of isolation that separates the community college from Coon Rapids Boulevard and the rest of Port Campus Square.

The Education Character District illustrates the following uses:

- There is currently a Professional Training Center at the key gateway location for Anoka Ramsey Community College. This building should be evaluated to determine if it could be expanded or replaced in a manner that would make it a more iconic gateway feature for the campus.
- Another key gateway location is at the southwest corner of the roundabout intersection which serves as the front door to the core campus area. The plan illustrates the campus' proposed new performing arts center at this location. This is an attractive use for this location because performing arts centers can be iconic buildings; the location would be easily identifiable for public patrons who might not be familiar with the rest of the campus; and the use is unique and therefore will likely not be as disruptive when separated from the existing campus core.
- Immediately west of the performing arts center is another new campus academic building. The new campus building will assist in bridging the distance between the performing arts center and the academic core.
- To the south of the performing arts center is a new parking structure that is the key to the implementation of the rest of the development in this district. The parking structure allows the reclamation of large amounts of property that is currently occupied by surface parking. In order to facilitate development in advance of the parking structure, temporary surface parking uses could be provided on the redevelopment sites northeast of the Mississippi Boulevard/111th Avenue intersection (shown with multi-family uses in the long term scenario). The design of the parking structure needs to consider its impact on the aesthetic goals for the area, particularly as it will share a large border with the proposed new "College Green".
- Additional new academic building sites are illustrated on the south side of the "College Green".
- The plan calls for an enhanced treatment of open space on the campus. The "College Green" provides a traditional educational open space for use by students and to enhance marketing for new students. The "College Green" is located at the terminus of 111th Avenue in order to provide an impressive entry vista point.

- Preservation of the area just south of the existing campus core for the creation of a new, vista location for the Mississippi River. This vista location would be connected to the enhanced open space corridor that leads to the community center.
- To the northwest of the academic core, the plan shows another vista location that could be suitable for a public conference center or similar use that would benefit from the scenic location and improved access via Pheasant Ridge Drive. This use could involve integration with a specialty hotel or restaurant that would not be as reliant on visibility from Coon Rapids Boulevard.

North Port Campus Square Character District Elements

The North Port Campus Square Character District is almost entirely in private sector ownership and therefore is heavily dependent on the private real estate market for revitalization. Some private sector revitalization has occurred on the western edge of the site, but the overall impression of the North Port Campus Square area is still uncertainty or decline. The dominant land use on the site is an aging enclosed mall which is a very challenging retail use in recent years. As retail trends have changed over the last three decades, smaller enclosed malls have struggled and that trend has been accelerating in recent years with the recession. This is a national phenomenon and very few small malls have avoided its impact. Even small malls in prime locations have struggled, let alone one on a corridor transitioning away from large scale retail.

Some recent examples of other small malls in the Twin Cities:

- Apache Plaza Mall in St. Anthony closed and was redeveloped as Silver Lake Village
- Four Seasons Mall in Plymouth is largely vacant and has been purchased by Wal-Mart
- Oakdale Mall in Oakdale has recently been purchased and is in active redevelopment by the City of Oakdale
- Brookdale Mall has been largely redeveloped into a Wal-Mart
- Rosedale Commons (immediately north of Rosedale Mall) has just completed an extensive demalling of its enclosed mall
- Crossroads Mall (also immediately north of Rosedale Mall) has closed its interior mall and is actively attempting a demalling and repositioning

The future of the existing mall also creates uncertainty in the marketplace because, as the market studies have shown over the past 10+ years, there is likely not a single land use that has enough demand to redevelop the large site on its own.

At the same time, as a private property that currently still has active tenants, the timing of redevelopment of the existing mall will be dependent upon market forces. When redevelopment does occur, one of the challenges and uncertainty for the ownership will be determining how new uses can be brought in that can support the underlying cost structure of redevelopment. Phasing could also be a challenge given the lack of market depth.

Figure 5: North Port Campus Square Character District

To address these concerns, the following strategies were employed in the planning process:

- Provide a vision for the future of the site that can be introduced and tested in the marketplace
- Build the vision on a sound market foundation
- Create a plan that is flexible to respond to changing market conditions, during what could be an extended redevelopment process
- Create a plan that can be phased in without immediate destruction of income producing properties

North Port Campus Square Character District Land Uses

The plan identifies a mixed use future for the North Port Campus Square area (Figure 5). A mixed use scenario was selected because it is not reliant on locating enough demand for a single use category to absorb this large amount of land. The property can absorb smaller amounts of demand from several real estate categories which should lead to quicker and more profitable redevelopment. In addition, a compact mixed use strategy is supportive of the types of uses planned for the other two character districts.

The planned layout for this area is a modified grid street pattern. This sort of pattern supports pedestrian-oriented development and mixed use development well, but was also selected because it is one of the most flexible development patterns. If the market for one use is stronger than originally anticipated, it is a relatively simple process to extend that use to another grid. If a large user is secured, multiple grids can generally be combined to accommodate a larger user without greatly impacting pedestrian and vehicular traffic flow.

The size and location of the blocks could enable a phased redevelopment scenario that could improve project economics and cash flow. For instance, substantial redevelopment could occur north, west or potentially east of the existing mall without requiring the destruction of any substantial income producing property in the short term.

Since current market conditions imply that a large user may be difficult to obtain for this site, it could be challenging to achieve redevelopment momentum without a catalyst project. Therefore, the area was planned with the assumption that the catalysts for development would occur south of Coon Rapids Boulevard.

Key catalysts for this area include:

- The relocation of 111th Avenue
- Enhanced gateway elements at 111th Avenue and Coon Rapids Boulevard
- Development of the Boulevard Park property north of the ice arena
- Extension of the "green corridor" concept along 111th Avenue to extend key design themes and build stronger bonds between this area and the Civic Character District and ultimately, the Mississippi River

The land uses illustrated on the plan are projections of the most likely scenario given anticipated market conditions. As mentioned earlier, the design anticipates flexibility of use in this area.

The Education Character District illustrates the following uses:

- The Coon Rapids Boulevard frontage identifies neighborhood scale retail uses in this area. Key design elements include the use of interconnected, shared and partially obscured parking lots with building massing brought forward toward Coon Rapids Boulevard. Because Coon Rapids Boulevard is a very wide corridor, height should be encouraged for buildings that front on the corridor to avoid overwhelming the massing.
- To the north of the retail uses are mixed use buildings. If the retail uses experience strong demand, they could become additional retail space. Otherwise, they would be suitable for office, residential or even vertical mixed use concept.
- North of these uses, the land use transitions to residential uses quickly due to the lack of projected depth in the commercial use categories and in order to transition towards the existing residential uses north and east of the Port.
- The Crooked Lake Boulevard frontage identifies an increased setback from the roadway and development of an enhanced pedestrian connection. This area serves multiple purposes including extending enhanced aesthetics to Crooked Lake Boulevard; providing a comfortable and pleasing pedestrian connection for existing residential neighborhoods to access the Port destinations; and providing an increased buffer area as the residential development density steps down to the low density residential on the east side of Crooked Lake Boulevard.

Use	Port District			
	River-walk	Campus Square	Evergreen	Wellness
Residential Uses				
Dwellings				
Townhouse/single-family attached dwelling	P	P	NP	P
Multiple-family dwelling (more than four units)	P	P	P	P
Live-work unit	P	P	P	P
Congregate Living				
Community residential facility serving up to 16 residents	P	P	NP	P
Community residential facility serving more than 16 residents	C	C	NP	C
Dormitories	NP	C	NP	C
Nursing homes, boarding care, assisted living	P	P	P	P
Institutional and Civic Uses				
Educational Facilities				
Group family day care, family day care, group day care	P	P	P	P
Public or private grades K-12 schools	C[1]	NP	NP	NP
College, university, seminary, etc.	C	C	C	C
Trade school, arts school, dance school, etc.	C	C	C	C
Social, Cultural, Religious and Recreational Facilities				
Public library	P	P	P	P
Community center, art center, museum	P	P	P	P
Public and private park, playground	P	P	P	P
Private nonprofit recreation center, pool	P	P	P	P
Place of worship and place of assembly	P	P	P	P
Public Service and Utilities				
Governmental buildings and structures without outdoor storage	C	C	C	C
Public utility buildings and structures without outdoor storage	C	C	C	C
Commercial and Office Uses				
Offices	P	P	P	P
Medical and dental clinics and offices	P	P	P	P
Bed and breakfast residence (up to six rooms)	C	C	NP	C
Parking – principal use	C	C	C	C
Service businesses [2]	P	P	P	P

Use	Port District			
	River-walk	Campus Square	Evergreen	Wellness
Bank, financial institution	P	P	P	P
Food and related goods [3]	P	P	P[7]	P[7]
General retail [4]	P	P	P	P
Eating places [5]	P	P	P	P
Brew pub	P	P	P	P
Microbrewery with taproom	P	P	P	P
Microdistillery with cocktail room [Revised 02/02/2016, Ordinance 2157]	P	P	P	P
Day care center	P	P	P	P
Funeral home, mortuary	P	P	P	P
Laundromat (self-service)	P	P	P	P
Hospital	NP	NP	NP	P
Motel, hotel, inn	C	C	P	C
Photocopying	P	P	P	P
Veterinary clinic (no exterior animal runs)	P	P	NP	NP
Printing and publishing	C	C	C	C
Studios of artists or craftspeople	P	P	P	
Service businesses with showroom or workshop, including office - warehouses (contractor, painter, etc.)	C	C	C	C
Small appliance repair (excluding internal combustion engines)	P	P	NP	NP
Theaters, assembly halls	C	C	NP	NP
Health clubs and fitness centers	C	C	C	C
Indoor recreation (bowling, billiards, etc.)	C	C	NP	P
Commercial outdoor recreation (swim club, miniature golf, etc.)	C	C	NP	NP
Limited production and processing [6]	C	C	C	
Vehicle Services				
Convenience stores with accessory car washes and/or fuel sales, provided no more than eight dispensing hoses may be operable simultaneously	C	C	C	NP
Convenience stores with accessory car washes and/or fuel sales, provided no more than 16 dispensing hoses may be operable simultaneously	NP	NP	C	NP
Auto repair, detailing or servicing with or without fuel sales	C	C	NP	NP

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[1] May not occupy more than five percent of the total development area in Port Riverwalk.

[2] Service businesses: Service businesses include provision of services to the general public that produce minimal off-site impacts. Service businesses include but are not limited to the following:

barber and beauty shops
dry-cleaning (direct customer service; plants servicing more than one retail outlet are not permitted)
interior decorating/upholstery
locksmith
mailing and packaging services
radio and television service and repair
shoe repair
tailor shop
watch repair, other small goods repair
picture framing

[3] Food and related goods: These uses include the following uses, characterized by the sale of food and related goods to the public for consumption off the premises.

grocery store, supermarket
butcher shops
bakeries
candy
greengrocer, other specialty food
catering

[4] General retail: General retail sales include the retail sale of products, sometimes with provision of related services, to the general public that produce minimal off-site impacts. General retail sales include but are not limited to the following:

antiques and collectibles store
art gallery
bicycle sales and repair
book store, music store
clothing and accessories
drugstore, pharmacy
electronics sales and repair
florists
jewelry store
hardware store
liquor store

news stands, magazine sales
photographic equipment; film developing
stationery store
picture framing

[5] Eating places:
restaurants with or without liquor sales,
delis, take-out establishments
cafés, coffee shops

[6] Limited production and processing. These uses produce minimal off-site impacts due to their limited nature and scale, and are considered compatible with office, retail and service uses. Limited production and processing may include wholesale and off-premises sales. Limited production and processing includes:

apparel and other finished products made from fabrics
computers and accessories, including circuit boards and software
electronic components and accessories
film, video and audio production
food and beverage products, except no live slaughter, grain milling, cereal, vegetable oil or vinegar processing
precision medical and optical goods
signs, including electric and neon signs
watches and clocks
wood crafting and carving
wood furniture and upholstery

[7] Can occupy no more than 20,000 square feet of a building.