



PLANNING COMMISSION AGENDA

Thursday, April 21, 2016

6:30 p.m.

Coon Rapids City Center

Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Approval of Minutes from March 17, 2016

Old Business

1. PC 16-2, Preliminary Plat Vision 15, 12 lot townhouse development, 1005 Coon Rapids Blvd. Extension, Vision Bank
2. PC 16-1, Site Plan for 11 unit townhome development, 1005 Coon Rapids Blvd. Extension, Vision Bank

New Business

3. PC 16-9, Amendment to Gateway Commerce Center Planned Unit Development, H & W, LLC

Other Business

Current Development

Adjourn



Planning Commission Regular

Meeting Date: 04/21/2016

SUBJECT: Approval of Minutes from March 17, 2016

Attachments

Draft March 17 Minutes

COON RAPIDS PLANNING COMMISSION MEETING OF MARCH 17, 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, Zachary Stephenson and Julia Stevens.

Members Absent: None.

Staff Present: Planner Scott Harlicker; and, Assistant City Attorney Melissa Westervelt.

PLEDGE OF ALLEGIANCE

Chair Schwartz led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

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

APPROVAL OF THE FEBRUARY 18, 2016 REGULAR MINUTES

Commissioner Stephenson requested a change to the minutes on Page 3, Paragraph 8, noting he made this comment.

Commissioner Schmolke requested a change on Page 2, within the Title for Planning Case 16-6 the description should read Martial Arts.

Chair Schwartz noted a change on Page 1, within the title for Planning Case 15-31 it should read Conditional Use Permit and Site Plan. He reported he closed the Public Hearing for this item and stated the motion for this Planning Case 15-31 should be postponed to May 19, 2016 and not tabled.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF FEBRUARY 18, 2016, AS AMENDED. THE MOTION PASSED 4-0-2 (HOSCH AND SCHMOLKE ABSTAINED).

OLD 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 April 21, 2016 Planning Commission meeting to allow them time to revise their development plans. Staff reported the public hearing should be opened and be continued to the April 21st meeting.

Chair Schwartz opened the public hearing at 6:34 p.m.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER HOSCH, TO POSTPONE PLANNING CASE 16-1 TO THE APRIL 21, 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 April 21, 2016 Planning Commission meeting to allow them time to revise their development plans.

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

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER HOSCH, TO POSTPONE PLANNING CASE 16-2 TO THE APRIL 21, 2016 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

3. PLANNING CASE 16-8 – SITE PLAN FOR PARKING LOT EXPANSION – SAND CREEK ELEMENTARY SCHOOL – PUBLIC HEARING
-

It was noted the applicant is requesting approval of a site plan for a parking lot expansion at Sand Creek Elementary School. Staff discussed the request in detail with the Commission and recommended approval with conditions.

Commissioner Stephenson asked if the tennis courts would be removed in order to make room for the parking lot expansion. Planner Harlicker explained the tennis courts had been removed.

Mandy Backstrom, Civil Engineer at Anderson Johnson & Associates, explained all of the tennis court pavement on school property would be removed. She commented the area would be used as an infiltration pond and would be seeded.

Commissioner Stephenson questioned who owned the land to the north of the school. Planner Harlicker was uncertain.

Chair Schwartz asked if the islands would be irrigated. Planner Harlicker reported this was the case.

Chair Schwartz opened and closed the public hearing at 6:45 p.m., as no one wished to address the Planning Commission.

Commissioner Stephenson did not support approving this given the fact a chunk of concrete would remain on the land to the north. He wanted to see all of the concrete removed and reseeded.

Chair Schwartz suggested that if this land was owned by the school district, that the concrete be removed and be reseeded to match the remaining tennis court area.

Ms. Backstrom reported the tennis courts went to the property line. She indicated the concrete after the property line was for two basketball courts and these would remain in place.

Commissioner Hosch asked if the adjacent property owner was notified of the proposed changes that would be made to the parking lot. Planner Harlicker explained staff had sent out proper public hearing notices to all adjacent property owners.

Commissioner Hosch wanted to ensure that the remaining portion of concrete for the basketball courts would not be unsightly.

Commissioner Stephenson supported the basketball court staying based on Ms. Backstrom's comment. He suggested a condition be added stating that if a portion of the basketball court was removed, all of it would have to be removed. Assistant City Attorney Westervelt supported the Planning Commission making this a condition for approval.

Commissioner Stephenson requested another condition be added requiring the applicant to sod the tennis court area after the concrete was removed.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE PLANNING CASE 16-8, THE SITE PLAN BASED ON THE FOLLOWING FINDINGS:

1. THE NEW LANDSCAPED AREAS BE IRRIGATED.
2. THE PROJECT COMPLIES WITH TITLE 11.
3. GRADING AND DRAINAGE PLANS BE SIGNED OFF BY THE ASSISTANT CITY ENGINEER AND ALL ENGINEERING COMMENTS BE ADDRESSED.
4. THE THREE STRIPED AREAS AT THE ENDS OF THE ROW OF PARKING SPACES SHOULD BE CURB AND GUTTER AND LANDSCAPED WITH OVERSTORY TREES.
5. THE BASKETBALL COURT BE LEFT IN ITS ENTIRETY OR BE REMOVED IN ITS ENTIRETY.
6. THE TENNIS COURT AND BASKETBALL COURT AREAS, TO THE EXTENT THAT THEY ARE REMOVED, ARE TO BE REPLACED WITH SOD.

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.

4. PLANNING CASE 16-3 – CONSIDER AN ORDINANCE AMENDMENT REVISING THE ALLOWED EXTERIOR BUILDING MATERIALS REQUIREMENTS – PUBLIC HEARING

It was noted the Commission is being asked to consider an Ordinance amending 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 language amendments in detail with the Commission and recommended approval.

Chair Schwartz feared the Planning Commission would be put at a disadvantage with the set list of approved building materials when reviewing requests for design flexibility. Planner Harlicker believed the Planning Commission would make a recommendation to the City Council when design flexibility was requested. He stated this was the same process that was currently being followed by the Planning Commission.

Chair Schwartz opened and closed the public hearing at 7:02 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER KNOBLAUCH, TO APPROVE PLANNING CASE 16-3, THE PROPOSED ORDINANCE AMENDING THE REQUIREMENTS FOR EXTERIOR BUILDING MATERIALS. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the April 5, 2016 City Council meeting.

5. PLANNING CASE 16-7 – REGISTERED LAND SURVEY – 9055-9065 EAST RIVER ROAD – CITY OF COON RAPIDS HRA – PUBLIC HEARING

It was noted the City of Coon Rapids HRA has applied for a registered land survey to adjust a lot line to clean up a title issue. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Stephenson requested further information on the history of this property. Planner Harlicker discussed the history of the property.

Chair Schwartz opened the public hearing at 7:07 p.m.

Allen Erickson, 9050 East River Road, reported he lived across from the subject property. He questioned if two homes would be placed on the new lots.

Chair Schwartz reported one of the lots was owned by the City and he was uncertain of the future plans for the parcels. He explained the City was strictly trying to clear up the lot line issue. Planner Harlicker indicated it was likely a house would be placed on the City-owned lot at some point in the future after the lot line issue was resolved. It was noted the parcel was zoned Single Family Residential.

Peggy Spurgeon, 871 90th Avenue West, expressed concern that the property could be rezoned to allow for an apartment building. Planner Harlicker reported that if the property was going to be rezoned, she would be notified by the City of Coon Rapids.

Chair Schwartz closed the public hearing at 7:12 p.m.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER HOSCH, TO APPROVE PLANNING CASE 16-7, THE PROPOSED REGISTERED LAND SURVEY. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the April 5, 2016 City Council meeting.

OTHER BUSINESS

Planner Harlicker provided the Planning Commission with an update on current development taking place in the City of Coon Rapids.

ADJOURN

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER HOSCH, TO ADJOURN THE MEETING AT 7:15 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary



Planning Commission Regular

1.

Meeting Date: 04/21/2016

Subject: PC 16-2, Preliminary Plat Vision 15, 12 lot townhouse development, 1005 Coon Rapids Blvd. Extension, Vision Bank

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting preliminary plat approval for an 12 lot townhouse development.

ACTIONS

Open the public hearing
 Recommendation by Planning Commission
 Decision City Council on: May 3, 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 11 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 3-unit buildings and a 2-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. A 24 foot wide private street will provide access into the site. The south 70 feet of the property is encumbered with a 70 foot wide highway easement. On the plat, the highway easement is shown as a separate lot. The line separating the easement and the rest of the property should be eliminated and replaced with a dashed line indicating the edge of the easement. The common area (Lot 12) will include the area encumbered by the easement.

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 11 units.

Lot Dimensions

The lots are 32 or 37 feet wide depending if they are an end unit or not, the end units are 37 feet wide. The lots are 62 feet deep. 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 recommend approval of the preliminary plat with the following conditions

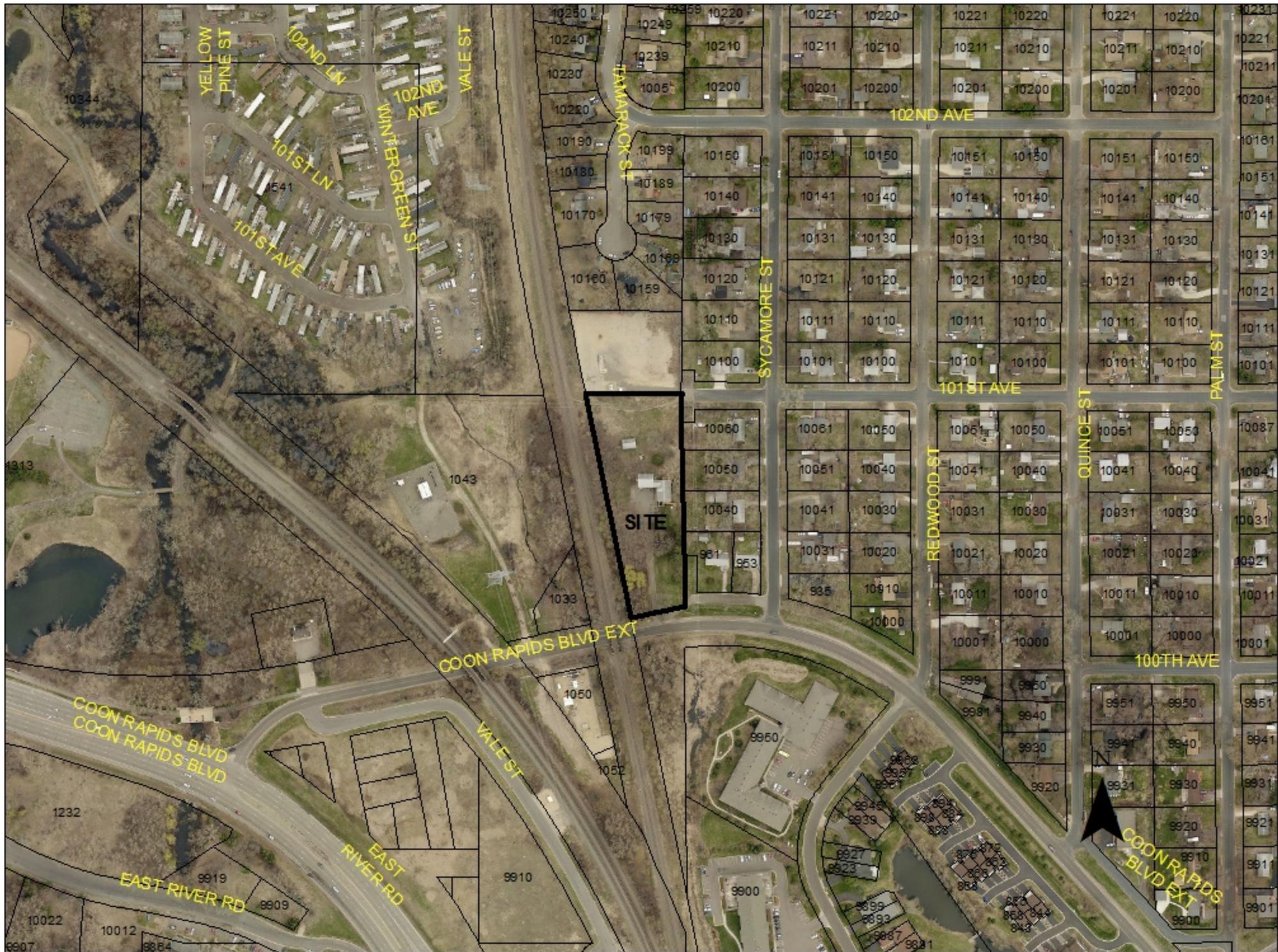
1. Park dedication in the amount of \$22,000 (11 units x \$2,000/unit) be paid prior to releasing the plat for recording.
2. All Engineering comments be addressed.
3. The area encumbered by the highway easement should be included as part of Lot 12.

Attachments

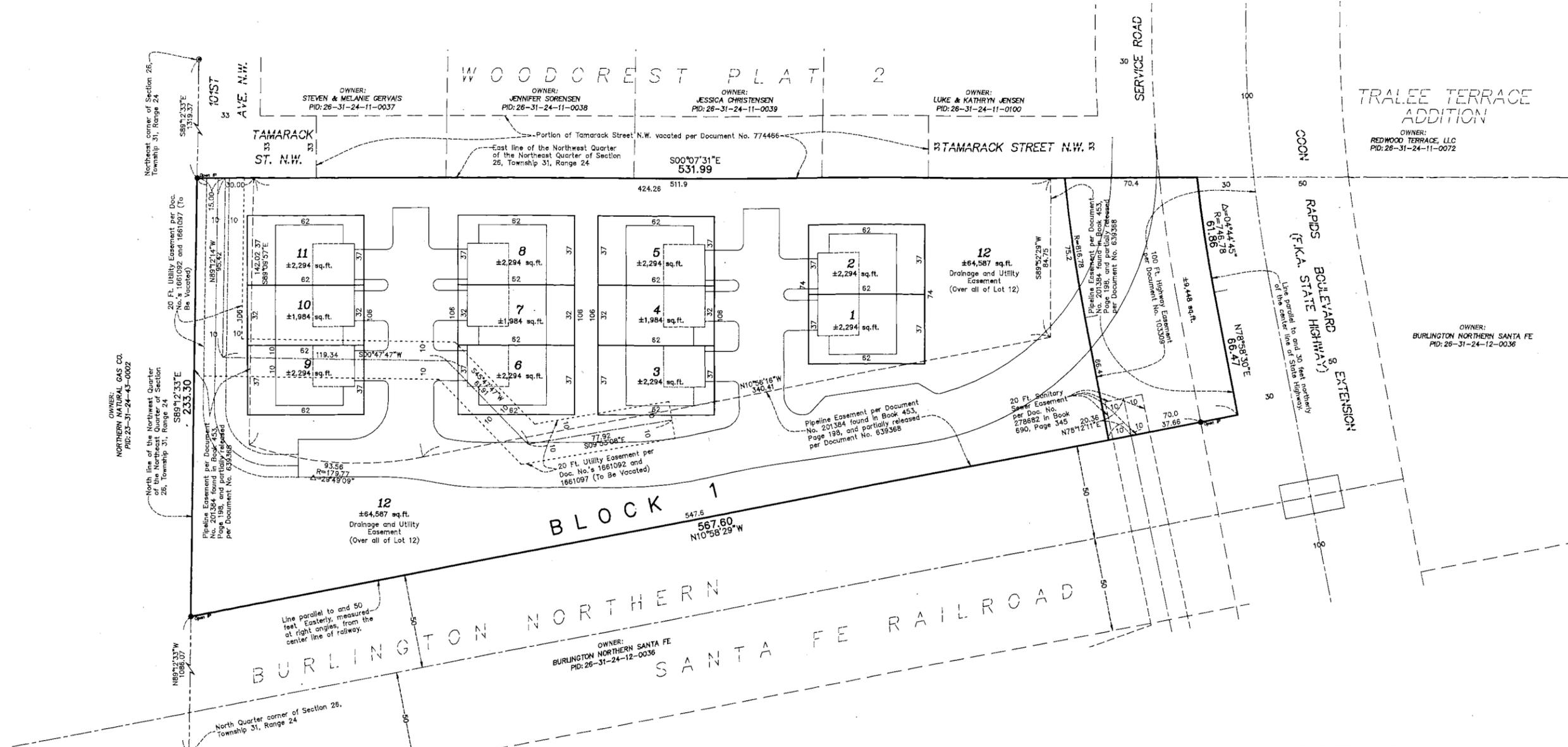
Location Map

Preliminary Plat

Location Map



VISION 15



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:

- The field work for this survey was completed on October 15, 2015.
- 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.
- 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	±1,984 S.F.
LARGEST LOT	±64,587 S.F.
AVERAGE LOT	±7,408 S.F.
TOTAL NUMBER OF LOTS	12
TOWNHOME LOTS	11
COMMON LOT (LOT 16)	1
GROSS DENSITY	5.31 LOTS/AC.

BENCHMARKS

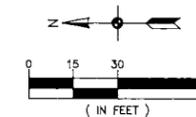
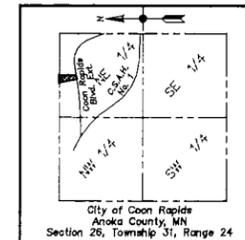
- MN/DOT GSD Station #72660 (BR 02031) - Located in the Northeast corner of Egret Blvd. bridge walkway over Trunk Highway, 10. Elevation = 902.09' (NAVD 88)
- MN/DOT GSD Station #93789 (0215 Y) - Located 0.65 miles Northeast along Foley Blvd. from the intersection of Foley Blvd. and Coon Rapids Blvd.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

VICINITY MAP

(NO SCALE)



REVISIONS

1.	Client Comments - 02/03/16
2.	Change Layout- 03/24/2016
3.	
4.	
5.	
6.	
DRAWN BY:	C# DJAB
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. Balluff
 Signature: *Thomas R. Balluff*
 Date: 12/11/15 License #: 40361

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

REMIXAR
VISION 15
 Coon Rapids, Minnesota

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



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: April 8, 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 were received by the City on March 28, 2016, and were prepared by Carlson McCain & Associates.

The project has been revised to now propose construction of 11 townhome units. Ingress and egress for the site will be from Coon Rapids Boulevard Extension via a Service Road between the site and Sycamore Street. Streets within the townhome development will be privately owned and maintained.

Preliminary Site & Utility Plan

- All watermain pipe bends need to be labeled and called out.
- Pond label is placed in the wrong location.
- Outlet pipe elevation for the pond shall be labeled on the Utility Plan sheet.
- The service road leading to the development shall be resurfaced since it will be damaged from construction traffic working on this proposed development, and is already in poor condition. In addition, B618 concrete curb and gutter shall be placed on the south side of the existing service road, however the City will pay the cost of the new curb and gutter. City standard for street sections is 2" wear course pavement over 4" of class 5 aggregate base.
- The City requires easements for public utilities, as well as the public trail on the south portion of the property. In addition, an easement for public utilities needs to be provided for completing the watermain connection through the remainder of this property from the 8" stub provided. The existing trails along the south portion of the property need to be reconstructed, and widened to 10 feet along the length of the property. The existing trail needs to be realigned at the connection point between the private road and the service road. The re-constructed trail needs to tee-in to the new road, and a pedestrian ramp with truncated domes needs to be constructed.

Preliminary Grading & Erosion Control Plan

- An operations and maintenance agreement with the Coon Creek Watershed District will be required for the storm chambers.

- Show the inlet protection symbol on all existing and proposed storm sewer structures, as well as downstream existing structures.

Details

- Fertilizer mix shall be phosphorous free (type 10-0-10).
- The Outlet Control Structure detail elevations don't appear to match what is shown on the Grading and Erosion Control Plan.
- The Outlet Control Structure detail shows a 15" pipe, while the HydroCad report appears to have modeled the outlet as an 18" pipe. Please clarify the correct size.

Stormwater Management Plan

- The HydroCad report still shows areas with HSG-A soils. Please provide an explanation of where these areas are at, and why its correct to model this type of soil. Generally, we do not allow A soils to be used in computations for redevelopment sites. Please provide more background on the rationale for A soils being used on this site. Have soil borings now been performed on the site? If so, please provide the City a copy of the final report.

General Comment

- Applicant to verify watershed permitting requirements. The applicant shall be required to obtain a watershed permit before any building permits will be released.
- 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

2.

Meeting Date: 04/21/2016

Subject: PC 16-1, Site Plan for 11 unit townhome development, 1005 Coon Rapids Blvd. Extension, Vision Bank

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting site plan approval for an 11 unit townhouse development.

ACTIONS

Open the public hearing
 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

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DISCUSSION

Background Information

The applicant is proposing to develop 2.26 acres into 11 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 11-unit townhouse project consisting of three 3-unit buildings and a 2-unit building. The project will have a gross density of 5.3 units/acre, which is within the 4 to 7 units/acres density requirement of the MDR district.

Site Element and Requirement	Proposed
<u>MDR District</u>	
Site Area - no minimum req.	2.26 acres
Lot Coverage - 50% maximum by buildings, drives, and paved areas	Lot coverage is 44%.
Parking - 2 per unit + .5 spaces in common lots (28)	2 garage spaces/unit, 2 on each unit's driveway. 6 common spaces will be required, 6 are proposed.
Setbacks Required	
Bldg from Northdale Blvd. 50'	130' minimum
Bldg from Interior street 15'	10' minimum
Bldg from east and north property lines 25'	25' minimum
Bldg from west a property line 55'	58' minimum
Between bldg. 20'	42' minimum

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		
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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 11 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 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. The plan is lacking sufficient open space landscaping, street trees and a landscaped buffer along the single family homes.

Required Findings - 11-604 MDR District Requirements	Staff Comment
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Building Character - Complimentary relationship to surrounding land uses.	OK - The row style townhomes are compatible with the adjacent single family residences.
Building Massing - variation, staggering, columns, short/uneven facades	OK - Front of the units include recessed entries and dormers
Building Facades - articulation, awnings, window treatments, entries facing the street	OK - The front doors and decorative brackets provide interest to the front facades. The varied roof lines also provide interest.
Roof Shapes – variety through use of pitched, gable, or hip roofs or detailed parapets and cornices	OK - Dormers on front of the units break up the roof lines.
Focal Element - elevation, towers, emphasis, canopies, entrance, etc.	OK - The dormers, roof overhangs, provide interest to the townhomes.
Building Materials - high quality, allowed types, accents.	OK - The exterior materials include a mix of 5" and 8" cement board lap siding and vertical board and batten siding on the dormers.
Porches - floors and railing colors	Small porches are located at the front doors.
Height - 55 feet or less	OK
Common Open Space - 700 sq.ft./unit = 7,700sq. ft.	OK - 7,868 square feet are shown on the plan
Minimum Finished Floor Area	OK - 1,700 square feet
Exterior Colors	OK - a mix of pastel earth tones.
Garage Size - 300 sq. ft.	OK - 484 sf
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

In general, the applicant is proposing row style multi story units with living space above the garage. The units will be a mix of three and four bedroom units. Kitchen, dining area and living room on first floor with bedrooms on the second.

LANDSCAPING TABLE

Location	Standard	Requirement	Proposed
Street Frontage			
Over-story	1/40 th of frontage	12	4
Open Areas			
Over-story	1/3000 sf of open area	18	11
Evergreen	1/3000 sf of open area	18	0
Ornamental	1/1500 sf of open area	36	5
Shrubs	1/500 sf of open area	553	13

A line of lilacs will be planted along the emergency access to screen the natural gas property from the townhomes. The applicant will be revising the landscape plan so that it complies with the landscaping requirements and provides the required buffer along the single family homes to the east.

RECOMMENDATION

The Planning Commission recommend approval of the site plan with the following conditions:

1. All engineering comments be addressed.
2. The landscape plan be revised so it complies with the buffer requirements, street tree requirements and open space landscaping requirements.
3. Children's play equipment and adult recreation area must be identified.
4. Homeowners document must be approved by the City Attorney.
5. The preliminary and final plats be approved by the City Council.

Attachments

Location Map

Site and Utility Plan

Grading Plan

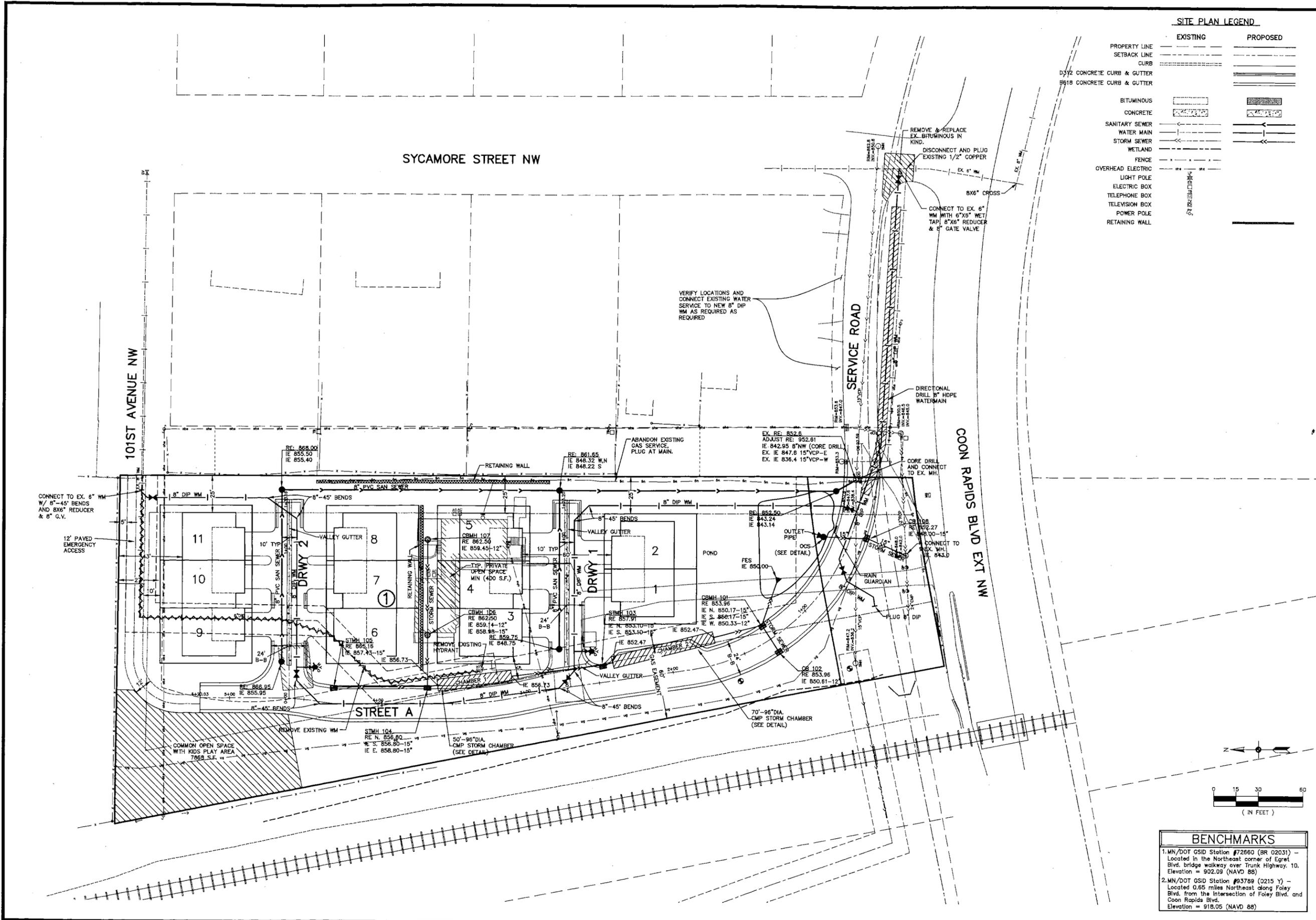
Landscape Plan

Front Elevations

Rear and Side Elevations

Floor Plans

Engineering Memo



SITE PLAN LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SETBACK LINE	---	---
CURB	---	---
D3/2 CONCRETE CURB & GUTTER	---	---
B9/18 CONCRETE CURB & GUTTER	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
STORM SEWER	---	---
WETLAND	---	---
FENCE	---	---
OVERHEAD ELECTRIC	---	---
LIGHT POLE	---	---
ELECTRIC BOX	---	---
TELEPHONE BOX	---	---
TELEVISION BOX	---	---
POWER POLE	---	---
RETAINING WALL	---	---

**Carlson
McCain**
 ENVIRONMENTAL - ENGINEERING - SURVEYING
 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.	
4.	
5.	
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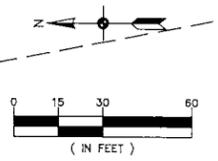
DRAWN BY: JJO
 ISSUE DATE: 03/24/16
 FILE NO: 5861

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: *Brian F. Kallio*
 Date: 03/24/16 License #: 25817

BENCHMARKS

- MN/DOT GSD Station #72660 (BR 02031) - Located in the Northeast corner of Egrat Blvd. bridge walkway over Trunk Highway 10. Elevation = 902.09 (NAVD 88)
- MN/DOT GSD 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)



SYCAMORE STREET

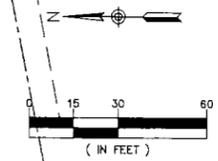
101ST AVENUE NW

SERVICE ROAD

COON RAPIDS BOULEVARD EXT. NW

POND 10
(INFILTRATION BASIN)
OUTLET = 850.0
100 YR HWL = 851.5

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---



BENCHMARKS

1. MN/DOT GSD Station #72860 (BR 02031) - Located in the Northeast corner of Egret Blvd. bridge walkway over Trunk Highway. 10. Elevation = 922.09 (NAVD 88)

2. MN/DOT GSD Station #93789 (0215 Y) - Located 0.85 miles Northeast along Foley Blvd. from the intersection of Foley Blvd. and Coon Rapids Blvd. Elevation = 918.05 (NAVD 88)

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

PRELIMINARY GRADING &
EROSION CONTROL PLAN

VISION 15
Coon Rapids, Minnesota

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

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	

DRAWN BY: JJD
ISSUE DATE: 03/24/16
FILE NO: 5861

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: *Brian F. Kallio*
Date: 03/24/16 License #: 25917

LANDSCAPE NOTES

- IRRIGATION SHALL BE PROVIDED FOR ALL SOD AND LANDSCAPE AREAS.
- SOD AND IRRIGATE ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.
- ROCK MULCH = 1-1/2" DRESSER TRAP ROCK @ 3" DEPTH WHERE NOTED.
- HEAVY COMMERCIAL GRADE POLY EDGER SHALL BE USED AROUND THE PERIMETER OF LANDSCAPE BEDS NOTED ON PLAN.
- REFER TO DETAIL SHEET L2 FOR GENERAL NOTES, PLANTING SPECIFICATIONS, PLANTING NOTES, IRRIGATION NOTES, AND PLANTING DETAILS.
- REFER TO GRADING PLAN FOR GRADES AND EROSION CONTROL.
- REMOVE ANY BURLAP, TWINE, ROPES AND/OR WIRING FROM THE TOP AND SIDES OF ROOTBALL FOR ALL BALLED AND BURLAPPED PLANTS.
- 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 = 19
SOD = 4,603 SF
SEED = 2,349 SF

LEGEND

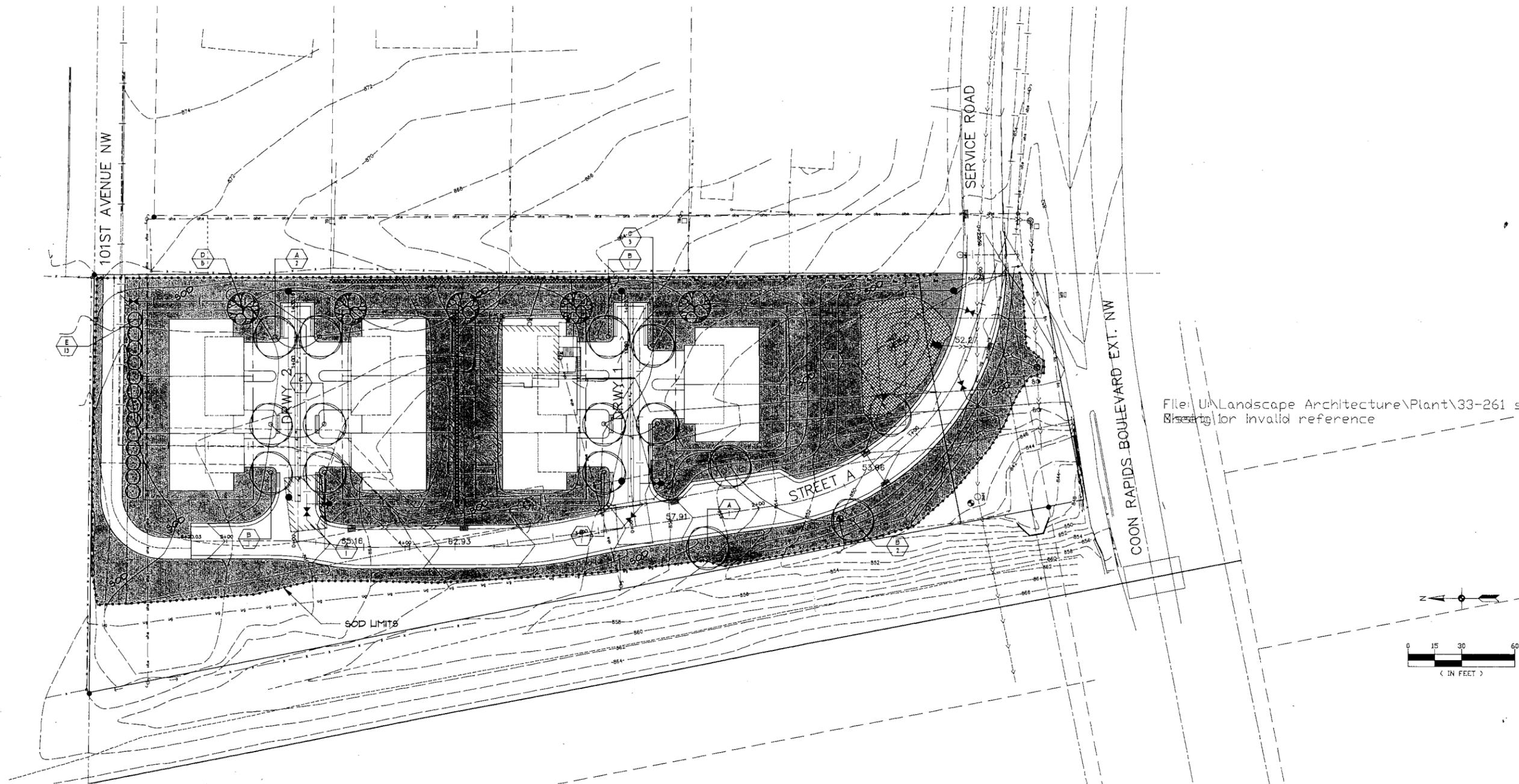
- OVERSTORY TREE 2.5" CAL
- SOD LIMITS
- SEED MIX: MNDOT 33-261
- SOD

SUGGESTED PLANT LIST

PLANT SCHEDULE	CODE	QTY	COMMON NAME/LATIN	SIZE	ROOT	REMARKS
A	5		NORTHWOOD RED MAPLE	2.5"	BFB	STRAIGHT LEADER
			ACER RUBRUM 'NORTHWOOD'	CAL		AND FULL CROWN
B	5		SWAMP WHITE OAK	2.5"	BFB	STRAIGHT LEADER †
			QUERCUS BICOLOR	CAL		FULL CROWN
C	5		GREENSPICE LINDEN	2.5"	BFB	STRAIGHT LEADER †
			TILIA CORDATA 'GREENSPICE'	CAL		FULL CROWN
D	5		PRAIRIEFRUIT CRABAPPLE	1.5"	BFB	STRAIGHT LEADER †
			MALUS X 'PRAIRIEFRUIT'	CAL		FULL CROWN
E	13		POCAHONTAS LILAC	1.5"	BFB	FULL FORM TO GRADE
			SYRINGA X HYANCINTHIFLORA 'POCAHONTAS'	CAL		SPACE EVENLY

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



File: U:\Landscape Architecture\Plant\33-261 seed mix.p
 Missing or invalid reference

**Carlson
McCain**
 ENVIRONMENTAL • ENGINEERING • SURVEYING
 3890 Pleasant Ridge Dr. NE #100, Blaine, MN
 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.	2/3/18 PER CITY COMMENT
2.	3/30/18 PER CITY COMMENT
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. Barber, LSA
 Signature: [Signature]
 Date: 12/24/15 License #: 40647



TCO DESIGN
drafting and home design

TCO DESIGN
drafting and home design

8350 Thomas Avenue North
Brooklyn Park, MN 55444

Office 763-434-3676
Cell 953-934-6716

dedication to excellence

Prepared by:
Todd Ofsthun

Office 763-434-3676
Cell 953-934-6716

todd@tco-design.net



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Plan Date
3-31-16

VISION BANK
1005 Coon Rapids Blvd, NW Coon Rapids



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Design *

tco 201616

A1

A1 OF 3



'BILTMORE' LAMINATED ARCHITECTURAL SHINGLES OR EQUAL

'LP SMARTSIDE' 3/8" x 4' NO GROOVE TEXTURED PANELS OR EQUAL WITH 'LP SMARTSIDE' 5/4" x 2" TRIM OR EQUAL SPACED 12" O.C.

'LP SMARTSIDE' 5/4" x 12" TRIM OR EQUAL CUT TO 10", VERIFY IN FIELD

'LP SMARTSIDE' 5/4" x 4" TRIM OR EQUAL CUT TO 10"

'LP SMARTSIDE' 1/16" x 8" PRECISION STRAND TEXTURED LAP SIDING

'LP SMARTSIDE' 1/16" x 5" PRECISION STRAND TEXTURED LAP SIDING

'BILTMORE' LAMINATED ARCHITECTURAL SHINGLES OR EQUAL

ALUMINUM SOFFIT WITH VENTS

'LP SMARTSIDE' TRIM TO BOX OUT POST AS SHOWN

WOOD DECORATIVE BRACKET

FRONT ELEVATION

SCALE 1/4" = 1'-0"



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VISION BANK
1005 Coon Rapids Blvd, NW Coon Rapids



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Design #
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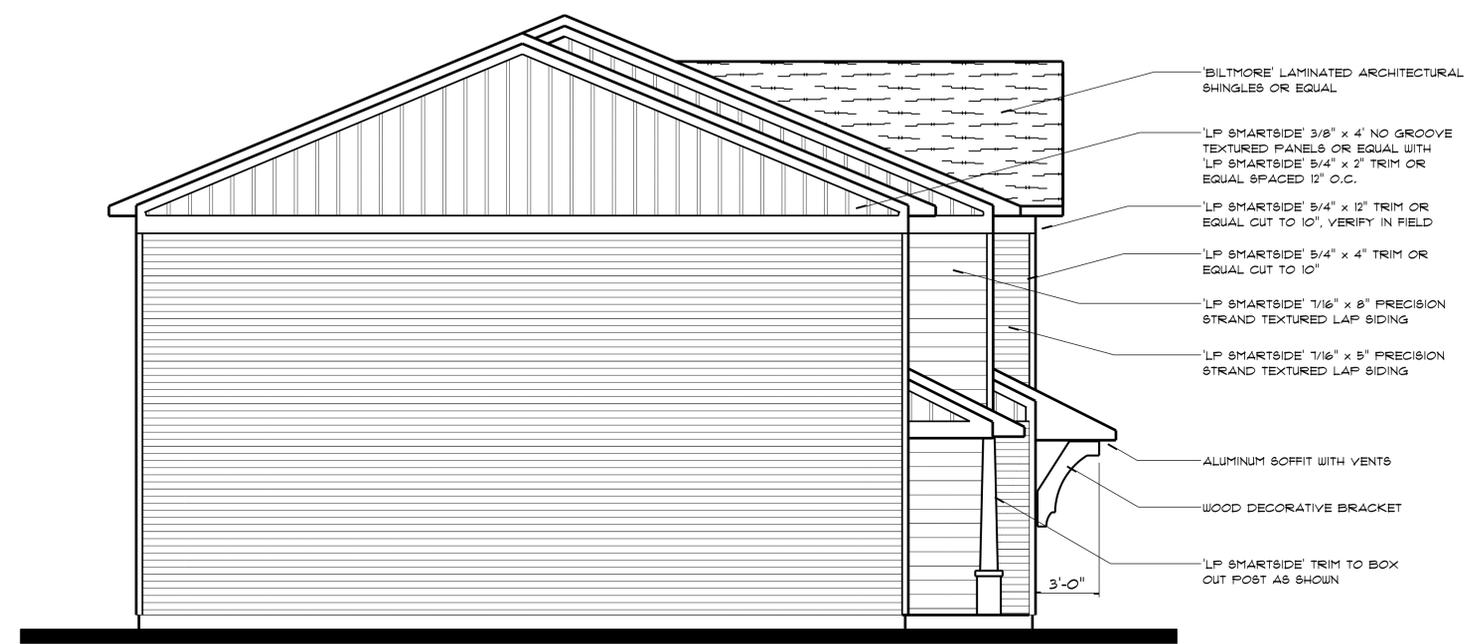
A2

A2 OF 3



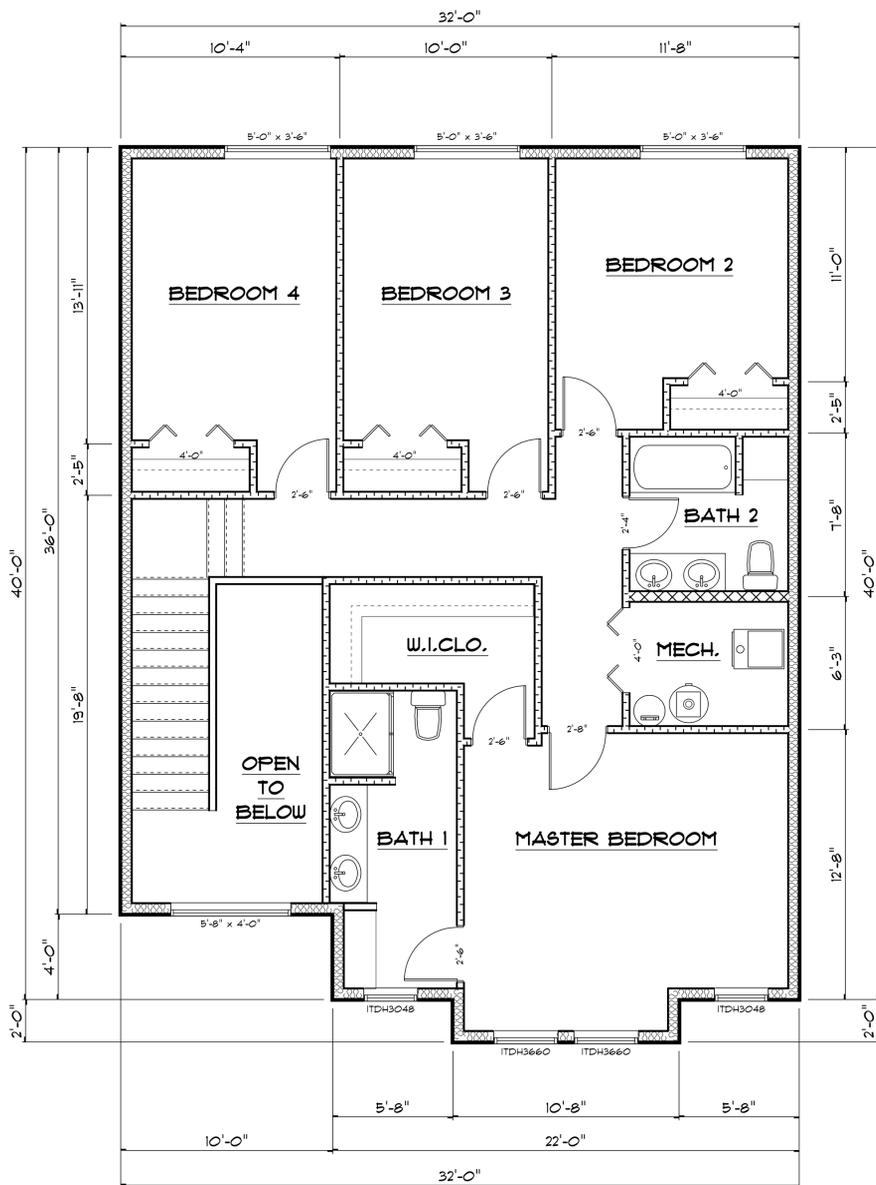
REAR ELEVATION

SCALE 1/4" = 1'-0"



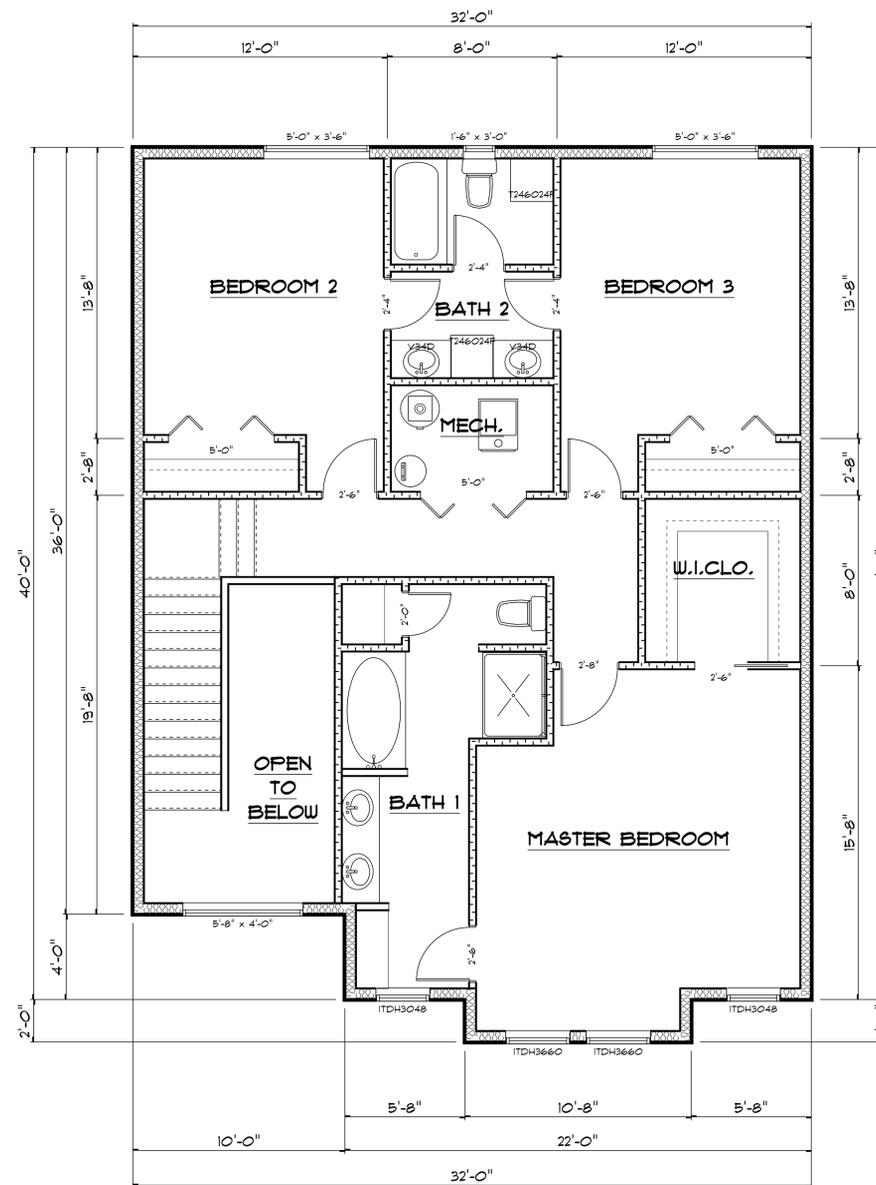
SIDE ELEVATION

SCALE 1/4" = 1'-0"



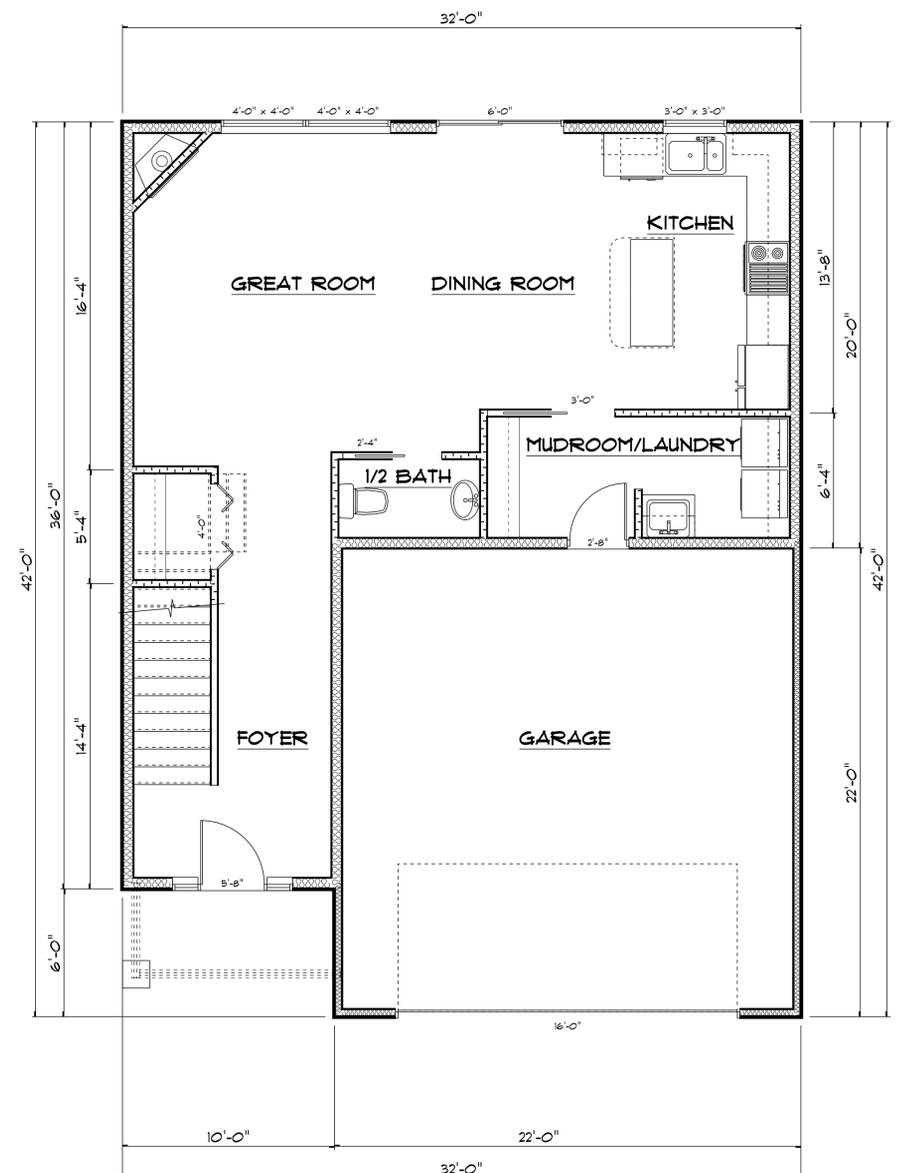
SECOND FLOOR PLAN - 4 Bedroom

SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN - 3 Bedroom

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



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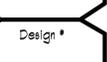
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todd@tco-design.net

Plan Date
3-31-16



VISION BANK
1005 Coon Rapids Blvd, NW Coon Rapids



TCO DESIGN
drafting and home design

Design #
tco 201616

A3

A3 OF 3



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: April 8, 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 were received by the City on March 28, 2016, and were prepared by Carlson McCain & Associates.

The project has been revised to now propose construction of 11 townhome units. Ingress and egress for the site will be from Coon Rapids Boulevard Extension via a Service Road between the site and Sycamore Street. Streets within the townhome development will be privately owned and maintained.

Preliminary Site & Utility Plan

- All watermain pipe bends need to be labeled and called out.
- Pond label is placed in the wrong location.
- Outlet pipe elevation for the pond shall be labeled on the Utility Plan sheet.
- The service road leading to the development shall be resurfaced since it will be damaged from construction traffic working on this proposed development, and is already in poor condition. In addition, B618 concrete curb and gutter shall be placed on the south side of the existing service road, however the City will pay the cost of the new curb and gutter. City standard for street sections is 2" wear course pavement over 4" of class 5 aggregate base.
- The City requires easements for public utilities, as well as the public trail on the south portion of the property. In addition, an easement for public utilities needs to be provided for completing the watermain connection through the remainder of this property from the 8" stub provided. The existing trails along the south portion of the property need to be reconstructed, and widened to 10 feet along the length of the property. The existing trail needs to be realigned at the connection point between the private road and the service road. The re-constructed trail needs to tee-in to the new road, and a pedestrian ramp with truncated domes needs to be constructed.

Preliminary Grading & Erosion Control Plan

- An operations and maintenance agreement with the Coon Creek Watershed District will be required for the storm chambers.

- Show the inlet protection symbol on all existing and proposed storm sewer structures, as well as downstream existing structures.

Details

- Fertilizer mix shall be phosphorous free (type 10-0-10).
- The Outlet Control Structure detail elevations don't appear to match what is shown on the Grading and Erosion Control Plan.
- The Outlet Control Structure detail shows a 15" pipe, while the HydroCad report appears to have modeled the outlet as an 18" pipe. Please clarify the correct size.

Stormwater Management Plan

- The HydroCad report still shows areas with HSG-A soils. Please provide an explanation of where these areas are at, and why its correct to model this type of soil. Generally, we do not allow A soils to be used in computations for redevelopment sites. Please provide more background on the rationale for A soils being used on this site. Have soil borings now been performed on the site? If so, please provide the City a copy of the final report.

General Comment

- Applicant to verify watershed permitting requirements. The applicant shall be required to obtain a watershed permit before any building permits will be released.
- 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

3.

Meeting Date: 04/21/2016

Subject: PC 16-9, Amendment to Gateway Commerce Center Planned Unit Development, H & W, LLC

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval to amend the final PUD to include additional land for the approved auto dealership site.

ACTIONS

Conduct of public hearing
 Recommendation by Planning Commission
 Decision City Council on: May 3,2016

60 DAY RULE

The applicant submitted this application on: March 14

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

LOCATION

The property is located at the northeast corner of Hanson Boulevard and Highway 10.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Undeveloped	Community Commercial	Community Commercial/PUD
North	Undeveloped	Park, Recreation and Preserve	Conservancy
South	Restaurant	Community Commercial	Community Commercial/PUD
East	Undeveloped	Park, Recreation and Preserve	Conservancy
West	Highway 10	N/A	N/A

DISCUSSION

Background

In April 2015 the City Council approved an amendment to the Gateway Commerce Center Planned Unit Development to allow the following:

- a car dealership on Lot 1
- a swim center on Lots 2 and 3
- greater flexibility on the remaining undeveloped lots

The amended site plan reflecting these changes is attached. Walser Group, current owner of Lot 1, has requested additional land for their dealership. The site is currently six acres in size. It includes a 31,000 square foot building and parking for 439 cars. The hotel is still identified for the adjacent Lot 4.

The proposed revision will bring the dealership site to 10.18 acres and include a 60,000 square foot building and space for 616 cars. The cul de sac will be shortened by about 400 feet.

Analysis

Expanded size of car dealership

The current size of the car dealership is six acres. The applicant is proposing to increase the size of the dealership to 10 acres. To accomplish this, the the applicant is proposing to incorporate Lots 2 and 3 as part of the dealership development. This additional acreage will allow the dealership, the Walser Group, to increase the size of the building to 60,000 square feet and increase the parking area to 616 cars. The current site is six acres with a 31,000 square foot building an 439 parking spaces. The larger site will be of comparable size to the three other newer dealerships in the City.

	Ford	Chrysler	Toyota	Proposed Walser
Lot Size	11.8 ac	11.3 ac	@ 10 ac	10 ac
Building Size	47,710 sf	33,405 sf	52,987 sf	61,000 sf
Parking Spaces	991 spaces	811 spaces	598 spaces	616 spaces

The applicant is not proposing the additional land for a second dealership; the request will allow the Walser Group to construct a larger dealership than what was proposed in 2015.

Changes in Design

To accommodate the larger dealership, the applicant is modifying the layout of the PUD. The cul de sac is being shortened by about 400 feet. It will terminate near the east end of the dealership lot. The number of uses along the north side of the cul de sac will be reduced from four to three. The swim center site is being incorporated into the dealership site. The hotel site on lot 4 and the restaurant site on lot 5 remain.

The applicant is requesting the dealership be allowed two freestanding signs as shown on the

proposed site plan. All other sites in the PUD are allowed one freestanding monument sign with the option of shared space on a multi-tenant sign. This site, like the others, should be limited to one freestanding sign. One of the freestanding signs should be eliminated.

The building for the dealership is shifted to the east. It will be setback about 110 feet from the front property line and about 180 feet from the Lot 4 property line. The site plan should show the sidewalk along the north side of Gateway Drive to the dealership lot. The original PUD included a trail along the wetlands and stormwater ponds on the north side of the PUD with connections to the street at the end of the cul de sac and near the hotel. The connection near the hotel should be shown.

An access is shown along the lot line between the dealership and hotel. This access should be eliminated and a landscaped buffer shown between the two lots.

RECOMMENDATION

In Planning Case 16-9, the Commission recommend approval of the amendment to the PUD with the following conditions:

1. Only one new car dealership is allowed in the PUD.
2. All conditions of the original PUD approval of December 18, 2007 are included in this approval
3. The applicant receive all permits necessary for the grading done as part of the cu de sac work.
4. Approval and execution of an amendment to the PUD agreement.
5. The sidewalk along Gateway Drive must be shown on the site plan.
6. The sidewalk connections between the trail along the wetlands and Gateway Drive must be shown.
7. The applicant must receive all necessary permits from Coon Creek Watershed District.
8. Only one freestanding sign is allowed for the dealership.
9. An access is shown along the lot line between the dealership and hotel. This access must be eliminated and a landscaped buffer shown between the two lots.

Attachments

Location Map
Applicant's Narrative
Current Approved Site Plan
Proposed Site Plan
Proposed Landscape Plan

Location Map





March 10, 2016

Re: PUD Amendment at the Gateway Commerce Center

Dear Coon Rapids City Council and Planning Commission:

This letter shall serve as a request to amend Lot 2 and Lot 3 of the PUD at the Coon Rapids Gateway Commerce Center.

Last April, The Gateway Commerce Center requested a PUD Amendment for Lot 1 changing its use to a high quality auto dealership. At that time both the Planning Commission and City Council approved this request recognizing that this change will bring great use to both the site and the City of Coon Rapids that becomes an asset to both the city and its residents.

Based on the great quality and vision of this dealership the Walser Group has requested additional land to bring an even better dealership environment. With this additional land, they can offer a superior experience to residents in the area.

This letter is to request a revision to Lot 2 and Lot 3 of the PUD to allow the expansion of this quality single dealership.

H&W Family, LLLP has worked very hard to make sure that all the current retail/gas/restaurant buildings were built at a high quality level which is an asset to the residents of Coon Rapids. Caribou, Holiday, and McDonalds are all extremely successful at this intersection and are exceeding sales expectations. The residents of Coon Rapids approve of the quality of this development and this change will continue to show our effort to bring quality users to the site.

Exhibit A, (below), illustrates a new PUD revision for Lot 2 and Lot 3 with the same design guidelines for quality that we have always had. The expansion will allow for more jobs and a better dealership environment. Gone are the days of the old auto dealership and what has born is a high quality establishment that caters to the car buying experience we would all like to have.

In order to continue the success of the development, we are requesting the extension of an approved use on Lot 2 and Lot 3 located along Highway 10. A very well-known high quality business that is already location in Coon Rapids has requested the expansion to a 10.14 acre site from 6 acres in this development. The Walser's name represents quality and their intension create an even better car dealership with Quality Buildings, Quality Products, and Quality Service benefits us all.

The Walser building will be designed to incorporate elements of the design guidelines to continue the look and feel of the current development. You will see material choices that blend in with the other users in the development and their business will help support the businesses in the development and area. The Walser dealership will bring new high tech jobs and sales jobs to Coon Rapids. It will draw customers from all over the state of Minnesota which serves a positive impact for uses like restaurants and hotels.



H&W Family, LLLP's intent with this PUD Revision is to allow and support continued growth in Coon Rapids. We have the ability to continue to make this development a huge success with your help. Our request is to allow the extension of the current PUD Approved Auto Dealership in order to deliver the City of Coon Rapids a High Quality Development that will continue to be successful for the long term.

Please feel free to contact the development team with any questions and thanks for your support.

Best Regards,

Jonathan Adam
Silverstone Realty
7955 Stone Creek Dr. Unit 130
Chanhassen MN 55317
(952) 856-6231
Jadam@silverstonemn.com

On Behalf of H&W Family, LLLP

Exhibit A:

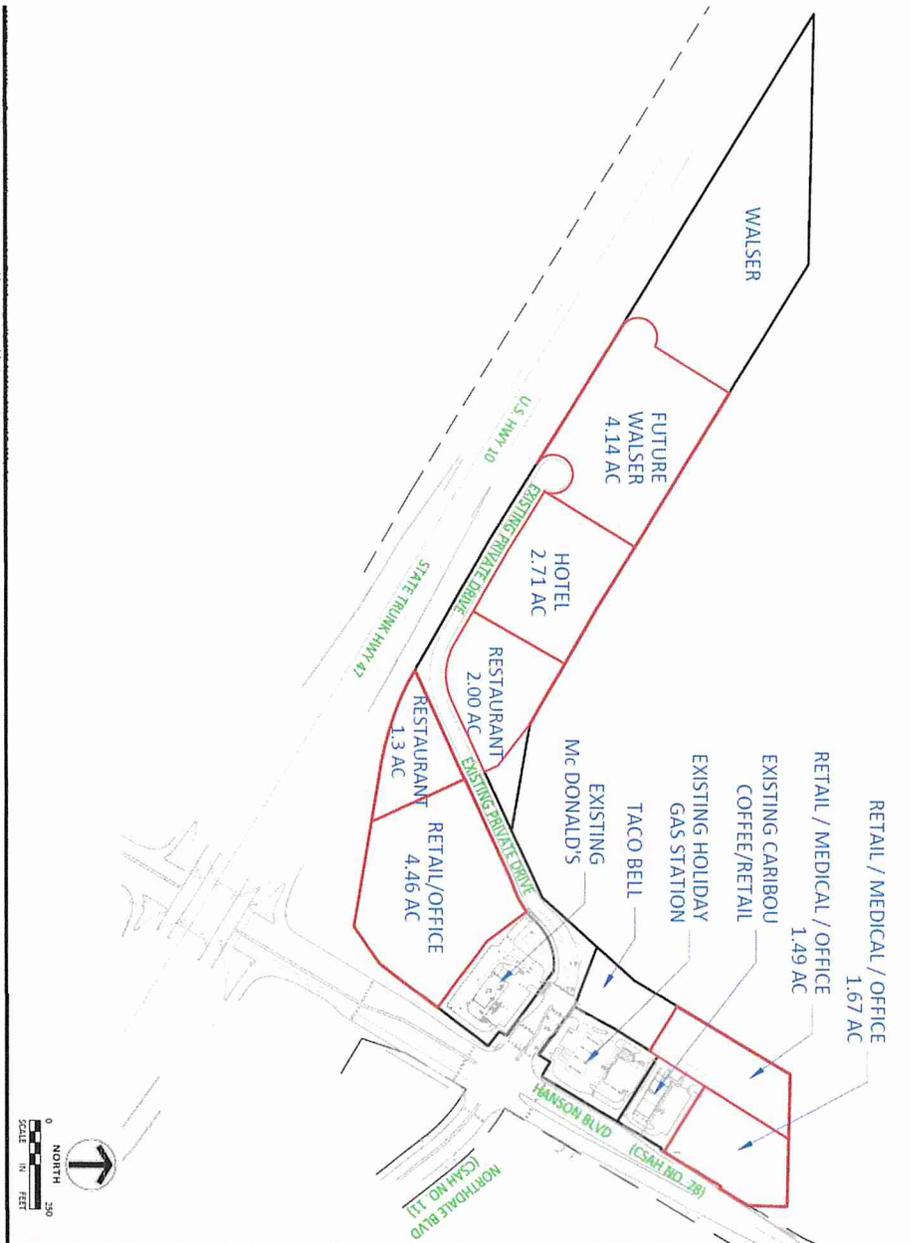


Exhibit B: PUD Change Requests:

1. Allow the approved auto dealership use to extend its foot print onto Lot 2/3.
2. Allow for a location modification to the existing cul-de-sac drive which moves it to the South East allowing for the use of developer corrected materials which is the same request that was approved in 2015.
3. Allow for the same amount of sign locations along Highway 10 with a location modification.

Exhibit C: Auto Dealership Quality Building Example:





Silverstone
Realty & Development, LLC



Client
H&W FAMILY
LLLP

Project
GATEWAY
COMMERCE CENTER

Location
COON RAPIDS,
MIN

Certification

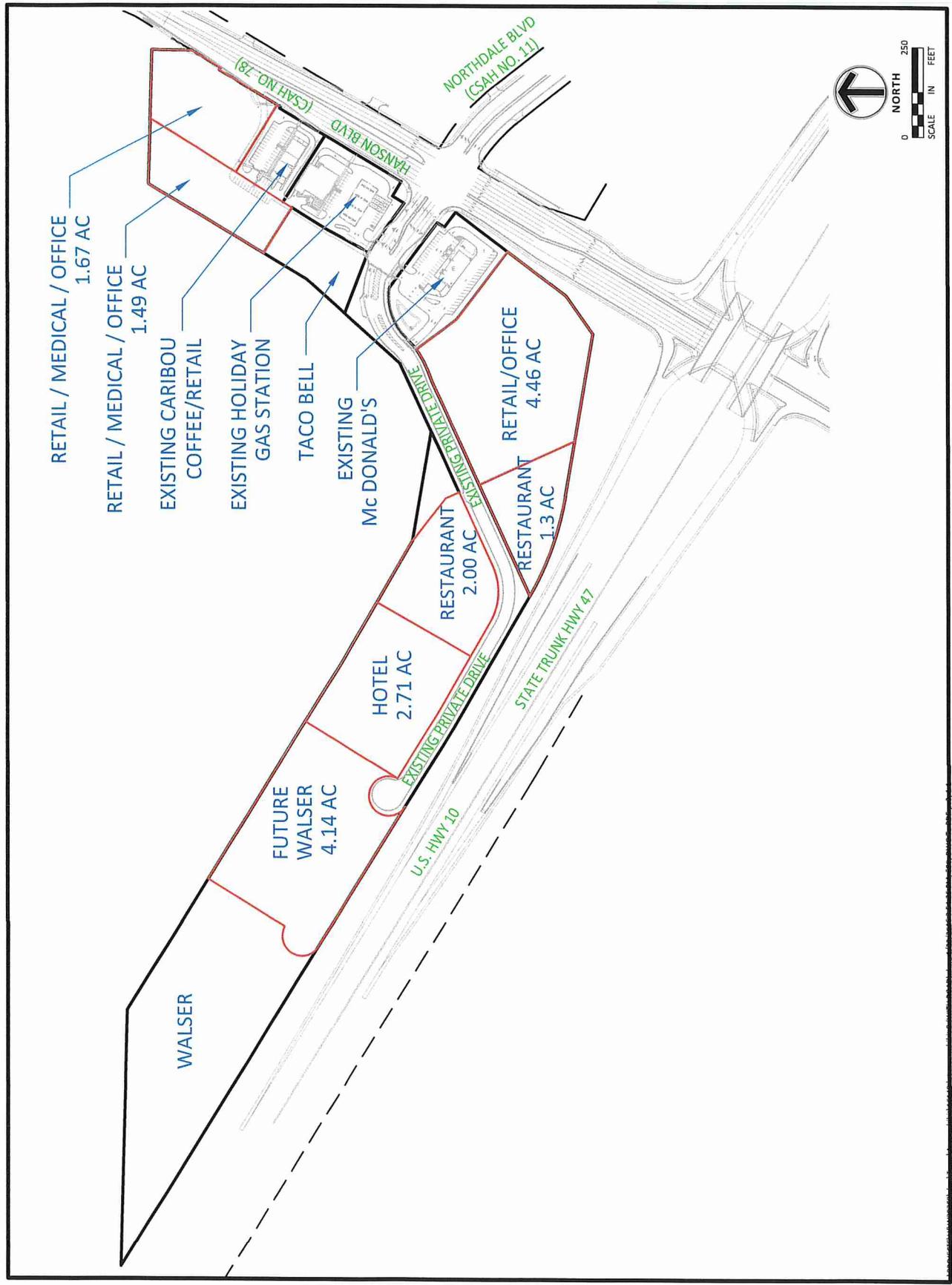
Summary
 Approved: EL Drawn: JMW

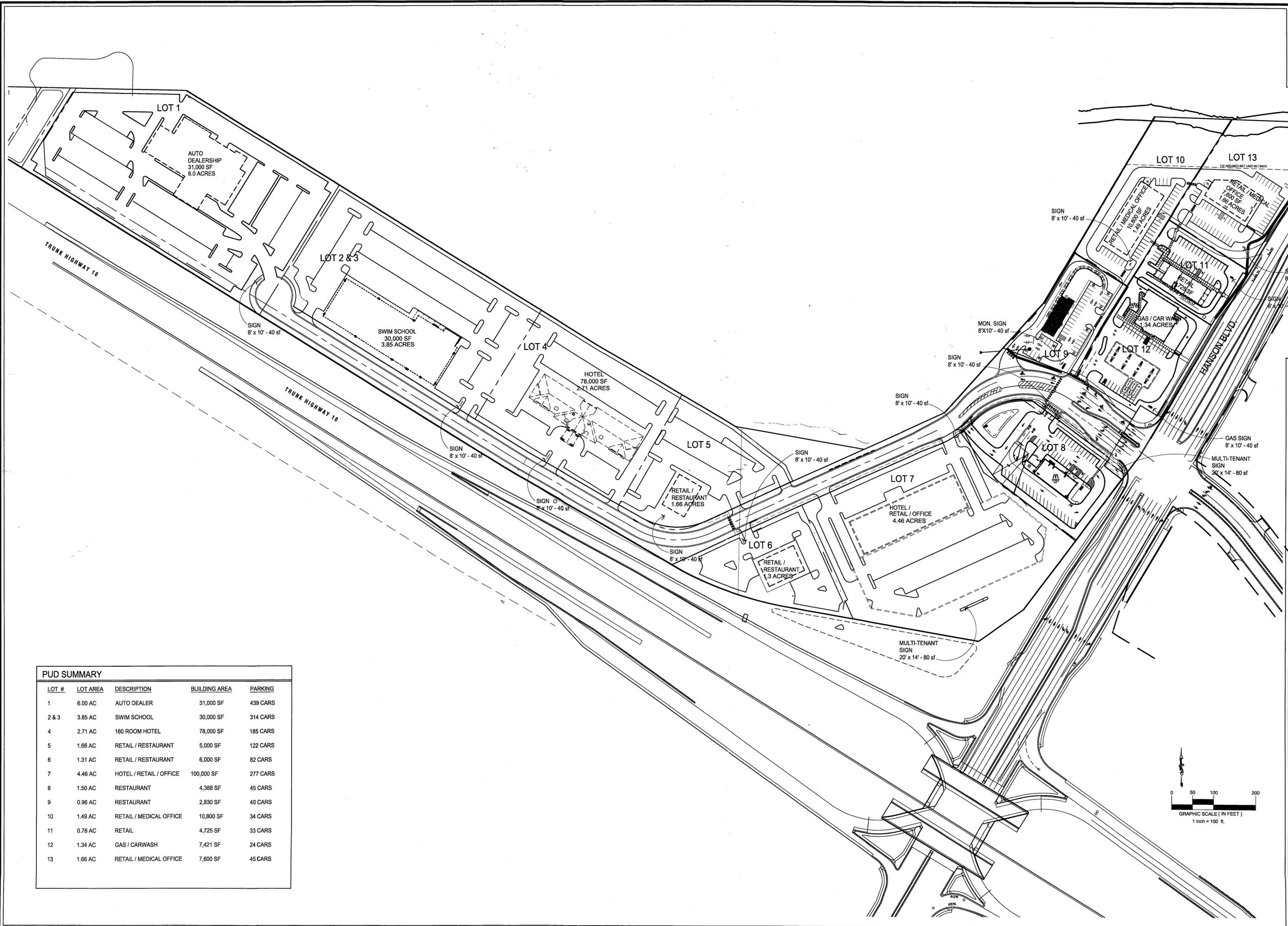
Revision History
 No. Date Submittal / Rev.
 01-22-2016

Sheet Title
LOT AREA
EXHIBIT

Sheet No. Revision

Project No H&W20269

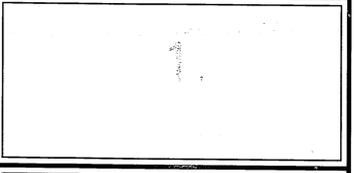




PUD SUMMARY

LOT #	LOT AREA	DESCRIPTION	BUILDING AREA	PARKING
1	6.00 AC	AUTO DEALER	31,000 SF	439 CARS
2 & 3	3.85 AC	SWIM SCHOOL	30,000 SF	314 CARS
4	2.71 AC	160 ROOM HOTEL	78,000 SF	185 CARS
5	1.66 AC	RETAIL / RESTAURANT	5,000 SF	122 CARS
6	1.31 AC	RETAIL / RESTAURANT	6,000 SF	82 CARS
7	4.46 AC	HOTEL / RETAIL / OFFICE	100,000 SF	277 CARS
8	1.50 AC	RESTAURANT	4,388 SF	45 CARS
9	0.96 AC	RESTAURANT	2,830 SF	40 CARS
10	1.49 AC	RETAIL / MEDICAL OFFICE	10,800 SF	34 CARS
11	0.78 AC	RETAIL	4,725 SF	33 CARS
12	1.34 AC	GAS / CARWASH	7,421 SF	24 CARS
13	1.66 AC	RETAIL / MEDICAL OFFICE	7,600 SF	45 CARS

Mark	Revision / Issue	Date

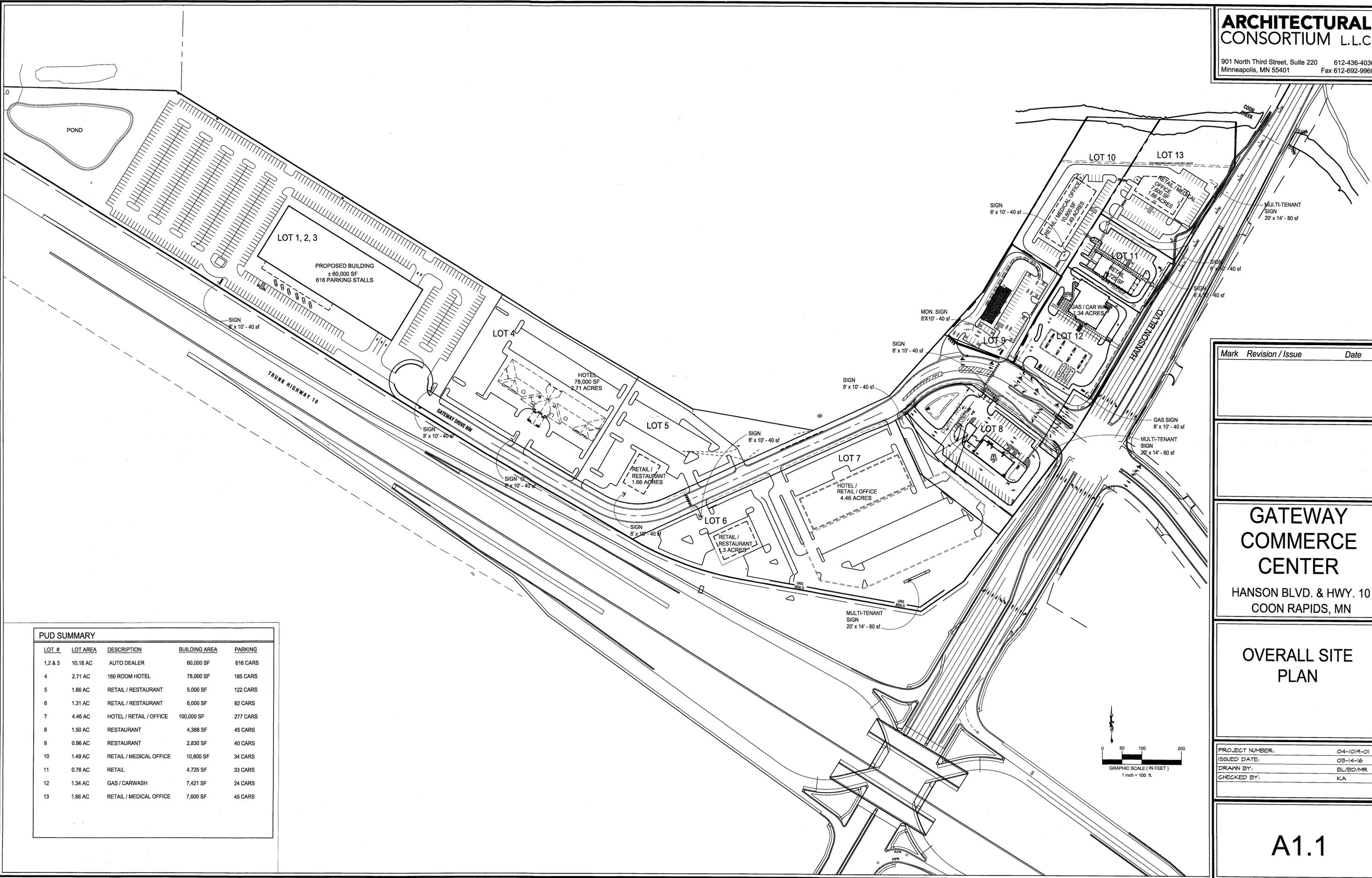


**GATEWAY
COMMERCE
CENTER**
HANSON BLVD. & HWY. 10
COON RAPIDS, MN

**OVERALL SITE
PLAN**

PROJECT NUMBER:	04-1019-01
ISSUED DATE:	02-18-15
DRAWN BY:	BL/BD
CHECKED BY:	KA

A1.1



PUD SUMMARY

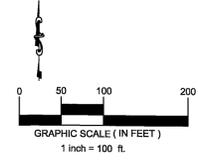
LOT #	LOT AREA	DESCRIPTION	BUILDING AREA	PARKING
1,2 & 3	10.18 AC	AUTO DEALER	60,000 SF	616 CARS
4	2.71 AC	160 ROOM HOTEL	78,000 SF	185 CARS
5	1.66 AC	RETAIL / RESTAURANT	5,000 SF	122 CARS
6	1.31 AC	RETAIL / RESTAURANT	6,000 SF	82 CARS
7	4.46 AC	HOTEL / RETAIL / OFFICE	100,000 SF	277 CARS
8	1.50 AC	RESTAURANT	4,388 SF	45 CARS
9	0.96 AC	RESTAURANT	2,830 SF	40 CARS
10	1.49 AC	RETAIL / MEDICAL OFFICE	10,800 SF	34 CARS
11	0.78 AC	RETAIL	4,725 SF	33 CARS
12	1.34 AC	GAS / CARWASH	7,421 SF	24 CARS
13	1.66 AC	RETAIL / MEDICAL OFFICE	7,800 SF	45 CARS

Mark	Revision / Issue	Date

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**GATEWAY
COMMERCE
CENTER**
HANSON BLVD. & HWY. 10
COON RAPIDS, MN

**OVERALL SITE
PLAN**



PROJECT NUMBER:	04-1019-01
ISSUED DATE:	03-14-16
DRAWN BY:	BL/BD/MR
CHECKED BY:	KA

A1.1

