



PLANNING COMMISSION AGENDA

Thursday, May 19, 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 April 21, 2016

Old Business

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

New Business

2. PC 16-11, Mercy Hospital, Site Plan Approval building additions and parking deck, HDR Architects,

Other Business

Current Development

Adjourn



Planning Commission Regular

Meeting Date: 05/19/2016

SUBJECT: Approval of Minutes from April 21, 2016

Attachments

Draft April 21, 2016 Minutes

COON RAPIDS PLANNING COMMISSION MEETING OF APRIL 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 Kathie Casey, Denise Hosch, Ray Knoblauch, Mary Schmolke, Zachary Stephenson and Julia Stevens.

Members Absent: None.

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

PLEDGE OF ALLEGIANCE

Chair Schwartz led the Commission in the Pledge of Allegiance.

OATH OF OFFICE

Planner Harlicker administered the Oath of Office to newly appointed Planning Commission Kathie Casey.

ADOPTION OF THE AGENDA

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

APPROVAL OF THE MARCH 17, 2016 REGULAR MINUTES

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF MARCH 17, 2016, AS PRESENTED. THE MOTION PASSED 6-0-1 (CASEY ABSTAINED).

OLD BUSINESS

1. PLANNING CASE 16-2 – PRELIMINARY PLAT – VISION 15 – 12 LOT TOWNHOUSE DEVELOPMENT – 1005 COON RAPIDS BOULEVARD EXTENSION – VISION BANK – PUBLIC HEARING
-

It was noted the applicant is requesting preliminary plat approval for a 12-lot townhouse development. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Stephenson asked if the open space would be fenced along the eastern property line. Planner Harlicker reported there was an existing fence in place, but understood it would be beneficial to have a fence between the property and the railroad property.

Commissioner Casey asked if the proposed trail would connect to a City trail. Planner Harlicker noted this trail would connect to the City trail system.

Chair Schwartz opened and closed the public hearing at 6:47 p.m., as no one wished to address the Planning Commission.

Chair Schwartz inquired if the road would be signed "No Parking". Planner Harlicker reported the roadway would be signed "No Parking" due to the fact it was only 24 feet wide.

Representative for the applicant reviewed several material boards with the Planning Commission. He noted the color palette would be pastel in nature and the units would have wooden doors. He explained the shingles would be beige or tan.

Commissioner Stephenson asked if the applicant would be placing a fence on the western property line. The applicant's representative reported there was not a plan to put up a fence, but he was willing to work with the City to see if this may work.

Commissioner Schmolke questioned if the townhomes would have individual trash service. The representative stated this would be the case.

Commissioner Schmolke inquired if the 24-foot road could accommodate garbage trucks and snow plows. Planner Harlicker reported both trucks would be able to use this street.

Commissioner Casey asked if the snowplowing for the units would be provided by a private vendor. Planner Harlicker stated this would be the case.

Chair Schwartz expressed concern with the applicants landscaping plan. He questioned if the applicant understood the City's landscaping requirements. The representative indicated he would be working with the City to adjust the landscaping plan in order to meet the City's requirements. Planner Harlicker commented that if the applicant were to plant oversized trees the number required could be reduced.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE PLANNING CASE 16-2, 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.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the May 3, 2016 City Council meeting.

2. PLANNING CASE 16-1 – SITE PLAN FOR 11 UNIT TOWNHOME DEVELOPMENT
– 1005 COON RAPIDS BOULEVARD EXTENSION – VISION BANK – PUBLIC
HEARING

It was noted the applicant is requesting site plan approval for an 11-unit townhouse development. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz opened and closed the public hearing at 6:47 p.m., as no one wished to address the Planning Commission.

Commissioner Stephenson questioned why only 30% of the open space would be sodded. Planner Harlicker stated this related to the grading of the property and noted the playground area would likely be sand or ground up tires. He recommended the Commission add a condition stating all disturbed areas, including the area around the common area, will be sodded.

Commissioner Stephenson recommended a condition be added requiring the applicant to construct a fence along the entire western property line.

Commissioner Stevens questioned if a fence should be required along the northern property line.

Commissioner Stephenson supported this recommendation and commented there was a fence along the northern property line at this time. He requested staff ensure the existing fence was adequate and that it be tied into the new fence along the western property line.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 16-1, 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.

6. ALL DISTURBED AREAS, INCLUDING THE AREA AROUND THE COMMON AREA, WILL BE SODDED.
7. A SIX-FOOT HIGH FENCE, APPROVED BY CITY STAFF, BE CONSTRUCTED ALONG THE ENTIRE NORTHERN AND WESTERN PROPERTY LINES.

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.

NEW BUSINESS

3. PLANNING CASE 16-9 – AMENDMENT TO GATEWAY COMMERCE CENTER PLANNED UNIT DEVELOPMENT – H&W, LLC – PUBLIC HEARING

It was noted the applicant is requesting approval to amend the final PUD to include additional land for the approved auto dealership site. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Stephenson asked if the applicant had taken a comprehensive look at the PUD. Planner Harlicker reported only the change to the car dealership was being requested. Staff believed the request was significant enough to warrant a PUD amendment.

Commissioner Casey questioned if the dealership would have only one point of access from the cul-de-sac. Planner Harlicker reviewed the two access points to the dealership from the cul-de-sac.

Commissioner Casey inquired what happened to the swim club. Planner Harlicker deferred this question to the applicant.

Chair Schwartz did not want to see the car dealership unloading vehicles on Gateway Commerce Drive. He asked if the transport vehicles would be able to drive onto the car dealership site in order to unload. Planner Harlicker reported this was the case.

Chair Schwartz questioned if the Fire Department supported the proposed access to the car dealership through the cul-de-sac. Planner Harlicker stated this was the case.

Chair Schwartz asked if the Commission should be making recommendations on the landscaping plan at this time. Planner Harlicker commented now would be the time to make those comments.

Johnathan Adam, H&W, discussed the site plan in further detail with the Commission. He noted he worked for several years with the swim school and this organization was not able to bring their plans to fruition. He reported Walser had recently contacted him and requested to expand their site. For this reason, he requested an amendment to the PUD.

Commissioner Stephenson questioned if the applicant was interested taking a more comprehensive look at the PUD at this time. Mr. Adam believed a comprehensive look was completed through the previous request.

Chair Schwartz opened the public hearing at 7:20 p.m.

Laurie Janson, 1221 118th Avenue NW, stated she has lived in Coon Rapids since 1988 and appreciated the open feel of the community at that time. She opposed the plan. She believed the property should remain open and was disappointed by the proposed development. It was her opinion the City had enough hotels and did not see why someone would want to stay in Coon Rapids. She did not see the need for another large car dealership in the City and was concerned for how the wildlife in the area would be impacted. She believed the City had more to offer than additional retail. She encouraged the Commission to deny the request.

Mary Standard, 1201 109th Lane NW, did not want to see another car dealership on this property. She was surprised by the fact that no one in the City knew about this development, which concerned her. She feared that the public had not had an opportunity to provide any feedback regarding this PUD. In addition, she did not want to see the wildlife in this area disrupted.

Assistant City Attorney Johnson reviewed the history of the project and explained a PUD has been in place on this property for the past 20 years. He discussed the previous lawsuit with the Army Corp of Engineers for this property. He indicated the City was stuck to the uses on this site. Chair Schwartz thanked staff for providing this information to the public.

Chair Schwartz closed the public hearing at 7:25 p.m.

Commissioner Hosch indicated she was frustrated by this amendment request. She explained the PUD was supposed to support diversity and did not like the one large use. She understood the market was not supporting diverse uses, but believed the City should be coming up with something more exciting. She stated she would probably support the request, but explained she was beginning to question the entire PUD process.

Commissioner Stephenson shared this same frustration. For this reason, he would not be supporting the PUD amendment request. He understood that some of the uses were no longer viable, but did not agree with a huge chunk of this land being a car dealership. He did not believe this was keeping in line with the original PUD request.

Commissioner Stevens agreed. She thought the PUD had been changed way too many times and believed other uses should be considered for this area. She stated she would not be supporting the PUD amendment.

Commissioner Knoblauch discussed the tradeoff between business development and use of land within the PUD. He asked if the Coon Creek Watershed would be considering the environmental impact on this property through the proposed development. Planner Harlicker stated when the PUD was originally approved, a stormwater management plan was created to address the environmental impact on the site.

Chair Schwartz was disappointed the Commission was being asked to consider another amendment, especially considering the fact the Commission had requested a comprehensive review of the PUD last year. He agreed the PUD should have a variety of uses and noted over half of the site would be a car dealership. For this reason, he would not be supporting the PUD amendment.

Commissioner Schmolke questioned how the applicant should proceed.

Chair Schwartz believed the applicant should find another user for the two lots and not increase the size of the current car dealership.

Mr. Adam appreciated the comments from the Commission. He discussed the history of the site and commented on the investment the developer has made in allowing this site to meet the PUD design guidelines. He explained the plan for this site had been in place for the past 10 years. He reported he requested more flexibility from the Council in 2015. He commented the market could support a dealership and understood the City was disappointed to see the swim school go away. He believed the portions of the development that had been completed to date were very well done and were being utilized by Coon Rapids residents. He requested the Commission support the PUD amendment in order to provide a high quality development.

Commissioner Casey reported she lived in this area of the City and wanted to see the site developed. She believed the petitioner was aware of the environmental issues. She supported the development moving forward as requested.

Commissioner Stevens commented bigger is not always better and stated she would still not be supporting the proposed PUD amendment.

Commissioner Knoblauch discussed the success of the businesses that have been developed within the PUD. He understood this was a beautiful area of the community and had a great deal of wildlife. He believed the proposed request was a good use of the space and thought this development would spur further development in this portion of the City. He encouraged the Commissioners to consider the benefits of the development.

Commissioner Stephenson commented development was coming to this area. He reported the decision to develop this land was made a long time ago. He indicated the Commission had the right to make a decision about what went on this land. He wanted the City to take a more comprehensive look at what was going onto this property. He did not want to see another large car dealership along this high visibility property. He understood the swim school did not work out, but wanted to see if another use could be found for this site.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO RECOMMEND DENIAL OF PLANNING CASE 16-9, THE AMENDMENT TO THE PUD.

Commissioner Schmolke asked if the existing Walser dealership would be impacted by the new location. Mr. Adam was uncertain. He informed the Commission again that a dealership had already been approved through the previous PUD. He explained the request was being made to

expand the dealership to make it better for the City, and noted there were several other dealerships in the Coon Rapids that were the same size. He believed Walser would be supportive of site enhancements.

THE MOTION PASSED 4-3 (CASEY, KNOBLAUCH AND SCHMOLKE OPPOSED).

This is a recommendation to the City Council that will be considered at the May 3, 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 HOSCH, SECONDED BY COMMISSIONER CASEY, TO ADJOURN THE MEETING AT 7:51 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary



Planning Commission Regular

1.

Meeting Date: 05/19/2016

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

Continue public hearing to June 16th 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

N/A

DISCUSSION

This item is being postponed to the June 16th 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 June 16th Planning Commission meeting.



Planning Commission Regular

2.

Meeting Date: 05/19/2016

Subject: PC 16-11, Mercy Hospital, Site Plan Approval building additions and parking deck, HDR Architects,

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting site plan approval for a 329 space, three level parking deck and a 40,000 square foot expansion for the O/R. The applicant is requesting design flexibility under Section 11-1003.16(2) for the exterior materials.

ACTIONS

Conduct a public hearing
 Recommendation by Planning Commission
 Decision City Council on: June 7

60 DAY RULE

The applicant submitted this application on: April 11, 2016

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: June 10, 2016

LOCATION

The property is located at 4050 Coon Rapids Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Hospital	Commercial Mixed Use	PORT
North	Hospital	Commercial Mixed Use	PORT
South	Hospital	Commercial Mixed Use	PORT
East	Medical Office	Commercial Mixed Use	PORT

West	Hospital	Commercial Mixed Use	PORT
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DISCUSSION

Background

The applicant is requesting site plan approval for a 329 space, three level parking deck and a 40,000 square foot expansion for the O/R. The applicant is requesting design flexibility under Section 11-1003.16(2) for the exterior materials dimensional flexibility under Section 11-1003.16(1) for a wall sign on the west elevation of the parking deck. The main entrance and the emergency entrance will also be reconfigured and there will be a small addition to the utilities/operations area.

Site Plan Criteria

Required Finding - Chapter 11-325 - General Requirements for All Site Plans	Staff Analysis and Comments
(1) Be compatible with surrounding land uses	OK - The proposed site plan is compatible with the adjacent land uses.
(2) Preserve existing natural features whenever possible	N/A
(3) Achieve a safe and efficient circulation system	OK – The drive aisles are of sufficient width to allow for safe and efficient traffic circulation.
(4) Not place excessive traffic loads on local streets	OK – Anoka County is reviewing the traffic study submitted for the project. Their recommendations will have to be implemented by the applicant. See discussion below.
(5) Conform to the City’s plans for parks, streets, service drives, and walkways	N/A
(6) Conform to the City’s Goals and Policies	OK – The proposal is consistent with the Master Plan for Port Wellness and the land use designation of Commercial Mixed Use.
(7) Achieve a maximum of safety, convenience, and amenities	OK – An internal pedestrian system connects the building entrances with the parking deck. Drop off areas are also provided in front of the ER entrance and the main hospital entrance. Lighting is provided for the parking lot and driveway. The lights will have shields and cut offs so that the light is directed away from adjacent properties. The lighting plan complies with city ordinance.
(8) Show sufficient landscaping	OK – See 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.
(10) Meet Title 11	OK - The plan does not require any variances from Title 11

(11) Show efforts to conserve energy whenever practical	OK - Overstory trees are planted to provide shade.
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River Rapids Overlay Development Guidelines

RRO Standard (Chapter 11-2700)	Proposed
Two-Story Expression, 11-2711(1) Pitched roofs, dormers, gables containing windows	OK – The deck is three levels and the O/R addition is two stories.
Building Massing, 11-2711(2) Staggered components, columns, recessed entry areas, avoid long, even facades	OK – The building additions will match the mother baby center. The exterior facade of the parking deck will be broken up by the skyway, the various materials and and openings. Trees will also be planted along Coon Rapids Boulevard to soften the impact.
Facades, 11-2711(3) Articulated building facades, 20 to 30 foot intervals	OK – The different building materials and open windows provide articulation to break up the facades of the deck. The other additions will be consistent with the Mother Baby Center
Varied Roof Shapes, 11-2711(4) Variety (pitched roofs, dormers, chimneys, parapets, cornices)	OK – The roof is flat but has two different height levels.
Focal Features, 11-2711(5) Focal element (canopies, porticoes, overhangs, arches, recesses/projections, peaks/parapets over doors) on each building	OK – The entrance is a focal feature of the building. The canopy over the entrance and the large windows in the upper stories over the entrance help identify it.
Canopies/Awnings/Entry Treatments, 11-2711(6) Entries or focal features facing public streets	OK –The main entrance and the emergency entrance are set off by a canopies. The main entrance faces Dakotah Street.
Building Materials, 11-2711(7) High-quality materials (brick, natural stone, stucco, textured cast stone, fiber-cement siding; no steel panels, aluminum, vinyl, or fiberglass siding); 30% of facades facing a street must be brick or natural stone.	OK - The exterior of the building includes a variety of materials. See architectural discussion below.
Windows and Doors, 11-2711(8) Primary street level façade between 3 and 8 feet above grade must be 60% glass	N/A
Outdoor Spaces, 11-2711(9) Plazas, seating areas, outdoor furniture	OK – Seating areas will be incorporated near the entrances.
Parking, 11-2711(10) Locate parking to rear or sides of buildings.	OK – To preserve the ability for future hospital expansions and to locate parking close to the main and emergency entrances, the parking is located along Coon Rapids Boulevard.

Pedestrian/Bicycle Access and Circulation, 11-2711(11) Complete system from public ROW to buildings; minimum 5' wide sidewalks	OK – Internal sidewalks are provided. Existing sidewalks are also utilized.
Urban Design Furniture/Amenities, 11-2711(12) Compatible furniture/amenities (benches, trash receptacles, pedestrian-scale lighting, bicycle racks)	OK - Benches and a trash receptacle are provided at the entrances. Bicycle racks should also be included.
Landscaping and Screening, 11-2711(13)	OK - See discussion
Lighting, 11-2711(14) Accent lighting for building facades; compatible with applicable standards	N/A – No accent lighting is proposed for the buildings.

Traffic/Circulation

Traffic circulation into and out of the hospital will change as a result of this project. Visitors, patients and staff generally park in the surface lots with access from the signalized intersection at Blackfoot Street. The proposed parking deck is planned to accommodate patients and visitors close to the new main hospital entrance and the emergency room entrance. Traffic going to the mother baby center and the heart center will continue to use the current access via Blackfoot Street.

A one-way entrance only into the deck from Blackfoot Street is proposed. Vehicles leaving the deck will be directed to the west and on to Dakota Street. A traffic study was completed, provided to Anoka County Highway Department and is currently being reviewed. Options to address the increase in traffic on Dakota Street included modifications to the Dakota Street/Coon Rapids Boulevard intersection or directing some traffic around the south side of the hospital to the Blackfoot Street/Coon Rapids Boulevard intersection. Should the second option be implemented, staff recommends that the striped parking lot islands on the end of the parking rows be changed to curb and gutter and landscaped with overstory trees. This will better define the connection between Dakota and Blackfoot Street.

The City does not have dimensional requirements for structure parking. The applicant is proposing the the following dimensions for parking aisles:

- 9'0" - stall width
- 17'9" - stall length
- 25' - drive aisle
- 60'6" - total aisle and two stalls

Attached is a memo from the applicant regarding the proposed dimensions. When compared to the requirements from other metro cities, the proposed dimensions exceed those of Bloomington (stall 8.5' x 18', 24' aisle, 60' total), Minneapolis and St. Louis Park (stall 8.5' x 18', 22' aisle, 58' total) and St. Paul (stall 9' x 18', 20' aisle, 56' total). The proposed dimensions also exceed industry standards. Staff is supportive of the proposed dimensions.

Architecture

Parking Deck

The elevation facing Coon Rapids Boulevard includes a mix of materials. The first level is precast concrete panels with a series of open ribbon windows. The first level will be topped with a metal brow and a transom open windows. The upper levels will have a perforated architectural metal skin. The metal panels will be an earth tone and will allow the deck to be enclosed while complying with air circulation requirements.

The elevation facing Dakota Street (west) will consist of a precast panel base with the metal panels and curtain wall windows on the upper levels. The elevation facing the main and emergency room entrances is similar to the wall facing Coon Rapids Boulevard. There is a large curtain wall window on the upper levels, similar to the one on the west elevation.

Design Flexibility

Architectural metal is allowed as an accent material but is not listed as an approved primary exterior material. Section 11-1003.16(2) allows design flexibility provided the following criteria:

1. The modification is necessary to respond to site conditions;
2. will result in better integration of uses or, provide significant site amenities, buffers, and other elements to offset ant potential harmful effects, and
3. will further the intent of this Section.

The developer is proposing to utilize an architectural perforated metal skin to enclose the parking deck to respond to site conditions. This material will present an image of a modern building while complying with air circulation and venting requirements. The existing skyway and proposed landscaping will screen and soften the impact of the deck along Coon Rapids Boulevard. The proposed design will further the intent of the chapter in that it is part of a hospital expansion that will maintain the vitality and intensity of PORT Wellness.

Main and Emergency Room Entrances

The relocated main hospital entrance will face west and be located between the parking deck and the hospital. The entrance will be located within a large atrium. The upper level will be curtain wall glass, surrounded by the same perforated metal panels used on the parking deck, and the lower level precast panels with windows. The east elevation, facing Blackfoot Street, the upper level will be EFIS and the main level is curtain wall windows and brick.

The emergency room entrance will consist of curtain wall windows and precast panels; the color will be consistent with the other precast panels used through out the project. The entrance will be covered by a canopy that extends out to the drop off area.

Utility Plant Addition

The applicant is prosing a small addition to the utility plant on the west side of the hospital. The exterior material will be a mix of EFIS and pre-cast panels. The materials and colors will be consistent with the design of the mother baby center. A metal louvered system will be used to screen the mechanicals on the roof. The use of the metal louvers requires the granting of Design

Flexibility.

Design Flexibility

Architectural metal is allowed as an accent material but is not listed as an approved primary exterior material. Section 11-1003.16(2) allows design flexibility provided the following criteria:

1. The modification is necessary to respond to site conditions;
2. will result in better integration of uses or, provide significant site amenities, buffers, and other elements to offset any potential harmful effects, and
3. will further the intent of this Section.

The developer is proposing to utilize metal louvers to respond to site conditions. This material will present an image of a modern building while complying with air circulation and venting requirements. The louvers will be screened by existing trees along Dakota Street and because of the lower height will blend in with the main building. The proposed design will further the intent of the chapter in that it is part of a hospital expansion that will maintain the vitality and intensity of PORT Wellness.

O/R Surgery Addition

The applicant is proposing a 2-story, 40,000 square foot addition to the surgery area on the south side of the hospital. The exterior of the addition will be a mix of EFIS with a brick base. The materials, pattern and colors will be consistent with the mother baby center.

The addition will include 2 loading bays with an internal hallway connection to the existing loading area.

Landscaping

Overstory trees planted 25 feet on center are proposed along Coon Rapids Boulevard along part of Dakota Street. Plantings around the heliport is prohibited and the proposed landscape plan may have to be revised pending FAA review and comments. Staff recommends that the birch trees along the parking deck be a larger size to provide more of an immediate impact on softening the visual impact of the deck; eight foot high clump river birch are proposed. The remaining overstory trees include lindens, maples honeylocusts and oaks. The existing landscaping around the skyway will be replaced following completion of construction.

The area between the parking deck and the hospital includes a landscaped rain garden. Landscaping includes a mix of shrubs, overstory and ornamental trees. The areas around the entrances will be landscaped with shrubs and perennials.

Along the west wall of the O/R surgery addition is a landscaped rain garden. The landscaping includes river birch and shrubs.

Grading, Drainage and Utilities

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

RECOMMENDATION

In Planning Case 16-11, staff recommends the Planning Commission recommend approval of the proposed site plan with design flexibility for the use of architectural metal panels as an exterior building material with the following conditions:

1. All comments of the Anoka County Highway Department be addressed.
2. The applicant must receive all necessary permits from Coon Creek Watershed District.
3. All engineering comments must be addressed.
4. Should the traffic be directed from Dakota Street to Blackfoot Street around the south side of the hospital, the striped parking lot islands on the end of the parking rows be changed to curb and gutter and landscaped with overstory trees.
5. The trees planted between the parking deck and Coon Rapids Boulevard must be a minimum 12 feet high or 4" caliper.
6. The applicant must comply with Title 11.

Attachments

Location Map

Mercy Project Narrative

Memo Parking Deck Geometry

Engineering Comments

Development Plans

Exterior Elevations

Location Map





April 19, 2016

To: Scott Harlicker, City Planner City of Coon Rapids, MN

From: Don Rolf – don.rolf@hdrinc.com
HDR – (612) 524-6016

Re: Site plan submittal project narrative

Project: Mercy Hospital
Campus Expansion Project (Exterior Additions and Interior Remodel)
4050 Coon Rapids Blvd.
Coon Rapids, Minnesota 55433

Allina Mercy Hospital (MCY) has engaged HDR Architects and Knutson Construction along with an extensive team of sub contractors to achieve the following mission statement:

Positioning Mercy to serve Allina Health’s North Metro Patient Care strategic goals, and strengthening key clinical initiatives that promote a 1-Hospital, 2-Campus setting over the next 20-30 years.

Project Scope:

Project scope includes exterior building additions and interior renovations with main department always remaining in operation. Construction will be completed in multiple phases, to be determined. Although final logistics of phasing scopes has not been determined, numerous phases will be required.

Anticipated project areas for each project includes the following:

Lower Level:

Central Sterile Instrument Processing Addition:	20,500 GSF
Central Utility Plant Expansion:	3,620 GSF

First Level:

Surgery Addition:	20,500 SF
Interior Surgery Remodel:	26,765 SF
Waiting and Registration Remodel:	8,000 SF

hdrinc.com

Hospital Entry Addition:	3,255 SF
Parking Ramp: (3) Level	Approx 34,000sf / Level
Emergency Room Remodel:	10,500 SF (Approx.)
Kitchen Expansion and Remodel:	2,000 SF (Approx.)
Lab Remodel:	4,655 SF
Loading Dock Relocation:	3,800 SF (Approx.)

Third Level:

Intensive Care Unit Remodel:	25,000 SF
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Fifth Level:

Ortho-Spine Unit Remodel:	25,000 SF
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Current Allina Health, Mercy Hospital (MCY) areas and other directly adjacent patient care and support areas will remain fully operational during this MCY project.

Building project aesthetics shall be complementary with adjacent MCY settings and Allina Health current governing design requirements with appropriate accents befitting MCY campus architecture as warranted.

Sincerely,
HDR Architecture, Inc.

Don Rolf, AIA, GGP
Senior Project Manager

hdrinc.com

600 Hennepin Ave. 600 Hennepin Ave., Suite 260, Suite 260, Minneapolis, Minneapolis, MN, MN 55403-1821 55403-1821
(612) 524-6000 (612) 524-6000

MEMORANDUM

PARKING RAMP GEOMETRY APPROVAL REQUEST



WALKER
PARKING CONSULTANTS

PAGE 1

1660 South Highway 100, Suite 545
Minneapolis, MN 55416

DATE: March 4, 2016
Updated April 11, 2016
TO: Scott Harlicker
COMPANY: City of Coon Rapids
ADDRESS:
CITY/STATE: Coon Rapids, MN
CC: Don Rolf, AIA, GGP
HDR
HARD COPY TO FOLLOW: No
FROM: Terrence A. Hakkola, PE
PROJECT NAME: Mercy Hospital Parking Ramp
PROJECT NUMBER: 21-4157.10
SUBJECT: Parking Ramp Geometry Approval

Office: 952.595.9116
Fax: 952.595.9518
www.walkerparking.com

This memo, on behalf of HDR and Mercy Hospital, is to request a parking ramp geometry approval from the City of Coon Rapids. The city Code of Ordinances Parking Standards do not specifically address structured multi-level parking ramps. It appears that the zoning ordinances may be applicable to surface parking lots. The Mercy Hospital project, however, is a multi-level structured parking ramp.

Mercy Hospital is proposing to build a parking ramp as part of a campus development project on their campus located on Coon Rapids Boulevard NW between Dakota Street NW and Blackfoot Street NW in Coon Rapids, Minnesota. The proposed parking ramp will include approximately 329 parking stalls on three levels. Vehicular access to the parking ramp will be from Dakota and Blackfoot Streets.

The City of Coon Rapids Zoning Ordinances specifies dimensions for parking lots with a 90 degree angle of park of 9'0" stall width, 20'0" stall length and 24' drive aisle. The dimensional parking module would then be 64'0". This is significantly wider than the typical industry standards for multi-level structured parking ramps. Note design vehicles for parking ramps is 6'7" width and 17'1" length (Ford Expedition). We propose the parking space dimensions for the Mercy Hospital structured parking ramp as follows:

9'-0" stall width
17'9" stall length
90 degree angle of park
25'-0" drive aisles
60'6" parking module

MEMORANDUM

PARKING RAMP GEOMETRY APPROVAL REQUEST



PAGE 2

The proposed dimensions will meet or exceed the recommended dimensional guidelines of the National Parking Association in their "Guidelines for Parking Geometrics", "Figure 5: Common Parking dimensions", published in April of 2002 (see attached). The proposed dimensions also meet the Level of Service "A" parking dimensions as published in "Architectural Graphics Standards" published in 2000 by John Wiley & Sons, Inc.

Use of these dimensions allows for a practical level of service for parking and un-parking of vehicles for patient/visitors and employees at hospitals and is recommended for implementation at the Mercy Hospital Parking Ramp.

Please review this request and let us know if acceptable. We thank you for your consideration.

Sincerely,

WALKER PARKING CONSULTANTS

A handwritten signature in blue ink, appearing to read "Terrence A. Hakkola", is written over the printed name.

Terrence A. Hakkola, P.E.
Vice President



TO: Scott Harlicker, Planner

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

SUBJECT: Mercy Hospital Building and Parking Lot Expansion

DATE: April 20, 2016

The following comments are based on the Engineering Division's review of the preliminary plans submitted for the Mercy Hospital Building Expansion and Parking Ramp addition. The plans are dated April 11, 2016, and were prepared by Loucks Associates.

Truck Turning Movements - C2-3

- Show truck turning movements to and from Dakota Street to the south parking lot area.

Utility Plan North Sanitary Sewer & Watermain – C4-1

- Verify the watermain from Dakota Street is drawn correctly on the plans. An as-built drawing is provided for reference. There appears to be less than 10-feet of horizontal separation between the new sanitary sewer, and the existing watermain pipe from Dakota Street.
- Show pipe crossing elevations and verify pipe crossing conflicts do not exist.

Utility Plan North Storm Sewer – C4-2

- Show pipe crossing elevations and verify pipe crossing conflicts do not exist.
- Difficult to tell what storm sewer pipe is proposed for removal. Revise plans to show this more clearly.
- The underground infiltration chamber is shown as CMP. HDPE pipe material would seem to provide a better long term product. Why is HDPE not being considered?

Utility Plan South Sanitary Sewer and Watermain – C4-3

- Show pipe crossing elevations and verify pipe crossing conflicts do not exist.
- Add a 6" gate valve at the south watermain connection point.
- A hydrant for fire protection should be placed in the vicinity of the southeast corner of the building expansion.

Utility Plan South Storm Sewer – C4-4

- Verify filtration pond invert elevations shown. Rim elevation for drain tile clean out does not appear to be correct.

General Comments

- The applicant will be required to get a permit from the Coon Creek Watershed District. A

building permit will not be approved by the City until the applicant receives the required Watershed District permit.

- **The applicant shall be required to develop a comprehensive master plan that addresses long term future building and parking lot improvements, as well as the stormwater and water quality improvements that will be required to implement that plan. The goal of this plan will be to work toward bringing the entire site into compliance with watershed district rules, and City ordinances for surface water management.**
- The applicant shall provide calculations that show the downstream sanitary sewer pipe capacity is not exceeded based on the proposed improvements.
- Based on the amount of disturbed area, an NPDES permit and storm water pollution prevention plan will be required by the MPCA. The City of Coon Rapids will be using WSB & Associates to perform periodic erosion control inspections during the construction phase of this project. The costs of these inspections will be paid for by the property owner/developer/contractor. A building permit will not be released until the applicant has a contract with WSB for the required NPDES inspections.
- Add a note to the SWPPP stating that daily street sweeping is required during hauling activities, and could be required at the request of the City of Coon Rapids.
- A Storm Water Management report with HydroCAD computations needs to be provided to the City for review. The report should reflect the City's 1.1" volume management requirement.
- Include details for proposed outlet control structures.
- Provide a copy of the soil report to the City for review.
- Provide verification Anoka County has reviewed and agrees with the traffic impact study prepared by HDR.

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



HDR Architecture, Inc.
444 Cedar Street #1900, St.
Paul, MN 55101



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Date DATE

Project No. 131844
Project Lead KMM
Drawn By T.J.F.

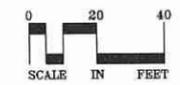
ALLINA HEALTH Mercy Expansion Planning

4050 COON RAPIDS BLVD
NW, COON RAPIDS MN
55433



Project Manager DON HOLF
Project Designer MIKE RODRIGUEZ
Project Architect ALENA SAKALOUSKI
Project Coordinator CAROLYN LAMB
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer
Interior Designer JULIE ROBERTSON
Equipment Planner
Wayfinding
Drawn By

MARK	DATE	DESCRIPTION
CITY SUBMITTAL	6/11/2015	



Project Number W000000024263
Original Issue X200015

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
**LANDSCAPE PLAN
- SOUTH**

Sheet Number
L1-2

Project Status
DESIGN DEVELOPMENT

PLANT SCHEDULE (DUPLICATE FROM SHEET L1-1)					
DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	7	BOULEVARD LINDEN	Tilia americana Boulevard	B & B	2.5' Cal
	10	RIVER BIRCH CLUMP	Betula nigra	B & B	8' HGT
	3	SIENNA GLEN MAPLE	Acer freemanii 'Sienna Glen'	B & B	2.5' Cal
	7	SOYLINE HONEYLOCUST	Gleditsia inornata 'Soyline'	B & B	2.5' Cal
	8	SWAMP WHITE OAK	Quercus bicolor	B & B	2.5' Cal
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	3	HARVEST GOLD CRABAPPLE	Malus 'Harvest Gold'	B & B	1.5' Cal
	7	RED BARRON CRABAPPLE	Malus x 'Red Barron'	B & B	1.5' Cal

- A MIXTURE OF DECIDUOUS SHRUBS, EVERGREEN SHRUBS, PERENNIALS, AND ANNUALS TO BE SPECIFIED IN FUTURE SUBMITTALS
- SOD
- 4"-6" BUFF LIMESTONE ROCK COBBLE
- 3/4" BUFF LIMESTONE ROCK MULCH

