



PLANNING COMMISSION AGENDA
Thursday, December 15, 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 November 17

New Business

1. PC16-28 Site Plan, Building Addition, 8960 Evergreen Blvd, Welsh/Genesis Architecture
2. PC 16-29, Station Area Plan, Riverdale Transit Station, Sherman Associates

Other Business

Current Development

Adjourn



Planning Commission Regular

Meeting Date: 12/15/2016

SUBJECT: Approval of Minutes from November 17

Attachments

Draft November 17 Minutes

COON RAPIDS PLANNING COMMISSION MEETING OF NOVEMBER 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 Kathie Casey, Denise Hosch, Ray Knoblauch, and Julia Stevens.

Members Absent: Commissioners Mary Schmolke and Zachary Stephenson.

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

PLEDGE OF ALLEGIANCE

Chair Schwartz led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

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

APPROVAL OF THE OCTOBER 20, 2016 REGULAR MINUTES

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF OCTOBER 20, 2016, AS PRESENTED. THE MOTION PASSED 3-0-2 (CASEY AND KNOBLAUCH ABSTAINED).

OLD BUSINESS

1. PLANNING CASE 16-25 – SITE PLAN AND CONDITIONAL USE PERMIT FOR A PLACE OF WORSHIP – 10535 FOLEY BOULEVARD – PUBLIC HEARING
-

It was noted the applicant is requesting approval for a site plan and conditional use permit for a place of worship. They are proposing to convert a vacant market into a place of worship, construct a 3067-square foot addition with a 28-space parking lot. A place of worship is an allowed use in the Neighborhood Commercial district with a conditional use permit. Staff discussed the request in detail with the Commission and recommended denial of the site plan and conditional use permit due to the fact the request was not in alignment with Title 11.

Commissioner Hosch asked if parking was allowed along 105th. Planner Harlicker did not believe this was allowed.

Chair Schwartz reopened the public hearing at 6:42 p.m.

Tim Peterson, 260 106th, reported he lives directly behind the proposed church. He asked if the existing trees along the property line would be removed. Planner Harlicker reported these trees would remain in place.

Mary Tabaco, 160 105th Lane, questioned the capacity of the church. Planner Harlicker noted the church would have 110 seats.

Ms. Tabaco indicated she did not want cars from the church spilling over into her neighborhood due to the fact the property did not have adequate parking. This was a huge concern for her.

Kent Tabaco, 160 105th Lane, expressed concern with the limited access to and from the proposed church site and how traffic would be impacted within his neighborhood.

Vasily Skoriykh, 7700 169th Lane in Ramsey, stated he was the pastor of the proposed church. He explained his church had only 60 to 70 members at this time and described how the new facility would be used. He did not anticipate a huge traffic concern being created given the fact the church would mainly be used on Sundays.

Chair Schwartz closed the public hearing at 6:48 p.m.

Commissioner Stevens appreciated the proposed church plans, however she had concerns with the lack of onsite parking. She feared how 110 to 120 people would be able to park onsite. For this reason, she recommended denial of the Planning Case. Planner Harlicker clarified that the church did meet the current parking standards for 110 seats.

Commissioner Knoblauch supported approval of the request with the conditions recommended by staff.

Commissioner Casey agreed this was a beautiful building and believed a church would be a good fit for this property. It was her opinion this property would not be generating a great deal of traffic, except for Sunday mornings on 105th. She commented on the variances needed for the parking lot and stated she was on the fence regarding this request.

Commissioner Hosch appreciated the applicant providing the Commission building elevations. She believed that a church would generate far less traffic than if a commercial use were to locate on this property. She expressed concern with the missing landscaping. She too was uncertain of how to vote, but stated she could support the request being forwarded to the Board of Adjustment and Appeals.

Chair Schwartz asked if staff had a materials board for the church building. Planner Harlicker indicated he did not have a materials board.

Chair Schwartz indicated the large parking setback variance on 105th Lane was a concern to him and he did not believe parking should be placed this close in a residential neighborhood. He believed the use was too intense for the lot size and for this reason he would not be supporting the request.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER CASEY, TO APPROVE PLANNING CASE 16-25, A SITE PLAN AND CONDITIONAL USE PERMIT FOR A PLACE OF WORSHIP AT 10535 FOLEY BOULEVARD WITH THE FOLLOWING CONDITIONS:

1. THE APPLICANT RECEIVE APPROVAL FROM THE BOARD OF ADJUSTMENT AND APPEALS FOR A VARIANCE TO THE REQUIRED 20 FOOT PARKING SETBACK ALONG FOLEY BOULEVARD AND 105TH LANE.
2. COMPLIANCE WITH TITLE 11, LAND DEVELOPMENT REGULATIONS.
3. THE DEVELOPER ENTER INTO A SITE SECURITY AGREEMENT WITH THE CITY.
4. ALL ENGINEERING COMMENTS BE ADDRESSED.
5. ALL COMMENTS FROM ANOKA COUNTY HIGHWAY DEPARTMENT MUST BE ADDRESSED.
6. THE LANDSCAPE PLAN MUST BE REVISED SO THAT IT COMPLIES WITH THE LANDSCAPING REQUIREMENTS.
7. ALL LANDSCAPED AREAS MUST BE IRRIGATED.
8. THE FENCE WILL HAVE TO BE SHORTENED SO THAT IT DOES NOT ENCROACH INTO THE RIGHT-OF-WAY OF 105TH AND MUST BE SETBACK THREE FEET FROM THE RIGHT-OF-WAY.
9. FENCE DETAILS MUST BE APPROVED.
10. A LIGHTING PLAN MUST BE APPROVED.
11. APPROVAL OF THE PLAN BY THE COON CREEK WATERSHED DISTRICT.

THE MOTION PASSED 3-2 (CHAIR SCHWARTZ AND STEVENS OPPOSED).

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

1. PLANNING CASE 16-27 – HOME OCCUPATION PERMIT – THERAPEUTIC MASSAGE – 9085 EAST RIVER ROAD – PUBLIC HEARING
-

It was noted the applicant is requesting a Home Occupation Permit for a therapeutic message business as home occupation. Staff discussed the request in detail with the Commission and recommended approval with conditions.

Commissioner Casey asked if the apron area had to be expanded. Planner Harlicker reported this was the case and the applicant supported staff's recommendation.

Commissioner Casey believed the applicant appeared to be very qualified to run their own business.

Chair Schwartz opened and closed the public hearing at 7:01 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER HOSCH, TO APPROVE PLANNING CASE 16-27, THE HOME OCCUPATION CONDITIONAL USE PERMIT WITH THE FOLLOWING CONDITIONS:

1. APPOINTMENT TIME IS LIMITED TO BETWEEN 11:00 AM AND 5:00 PM. MONDAY-FRIDAY
2. MAXIMUM OF 30 HOURS PER WEEK.
3. ALL VEHICLES ASSOCIATED WITH THE HOME OCCUPATION ARE PARKED IN THE DRIVEWAY.
4. COMPLIANCE WITH TITLE 11, CITY CODE OF COON RAPIDS.
5. THE APPLICANT RECEIVE ALL THE NECESSARY LICENSES AND PERMITS NEEDED FOR THE HOME OCCUPATION.
6. THE DRIVEWAY BE MODIFIED TO ALLOW VEHICLES TO TURN AROUND AND NOT HAVE TO BACK OUT ON TO EAST RIVER ROAD.

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.

2. PLANNING CASE 16-26 – PRELIMINARY PLAT – WOODS AT CROOKED LAKE – 2928 129TH AVENUE – PUBLIC HEARING
-

It was noted the applicant is requesting preliminary plat approval to subdivide a 1.3-acre lot into four single family lots. Staff discussed the request in detail with the Commission and recommended approval with conditions.

Commissioner Casey asked where the driveways would be located. Planner Harlicker described the location of the driveways noting they would come off of 129th Avenue.

Commissioner Casey requested further information on the park dedication fees. Planner Harlicker clarified the developer would be paying \$6,000 in park dedication fees.

Chair Schwartz questioned who would be maintaining the rain gardens. Planner Harlicker stated the property owner would be responsible for the rain garden. He explained this was a concern for the Coon Creek Watershed District.

Chair Schwartz opened the public hearing at 7:11 p.m.

John Harol, 12920 Crooked Lake Lane, commended the developer for proposing to save the trees on these lots. He recommended that the City hold the developer accountable and be required to keep the trees.

Assistant City Attorney Johnson discussed the City and Coon Creek Watershed District requirements. He advised that many times this comes down to an enforcement issue, which was a City Council issue.

Mr. Harol suggested a covenant or agreement be put in place to ensure the trees were saved to encourage the future health of Crooked Lake.

Chair Schwartz stated this was not the purpose of this group and encouraged Mr. Harol to bring his concerns to the City Council. Planner Harlicker reported the City did not have a tree preservation policy in place. He explained that grading plans were reviewed by staff.

Chair Schwartz closed the public hearing at 7:21 p.m.

Bill Ramsey, Ramsey Development Corporation, discussed the process he has followed for his preliminary plat and the meetings he has held with staff. He indicated it would be very easy to clear cut the entire property, however, he understood the value of the mature trees. He commented on the work he would be doing with the watershed district on the rain gardens. He indicated that once the homes were built and sold to a private party, the new owner would be able to remove trees and this would be beyond his control. He thanked the Commission and staff for their support.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER CASEY, TO APPROVE PLANNING CASE 16-26, THE PRELIMINARY PLAT FOR WOODS AT CROOKED LAKE WITH THE FOLLOWING CONDITIONS:

1. ALL COMMENTS OF THE CITY ENGINEER BE ADDRESSED.
2. PARK DEDICATION IN THE AMOUNT OF \$6,000 BE PAID PRIOR TO RELEASING THE PLAT FOR RECORDING.
3. ONE STREET TREE PER LOT BE PLANTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the December 6, 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 KNOBLAUCH, TO ADJOURN THE MEETING AT 7:33 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary

DRAFT



Planning Commission Regular

1.

Meeting Date: 12/15/2016

Subject: PC16-28 Site Plan, Building Addition, 8960 Evergreen Blvd, Welsh/Genesis Architecture

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting site plan approval for a 20,500 square foot addition to an existing building. The building is being used as a research and development facility, which is a permitted use in the Industrial district.

ACTIONS

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

60 DAY RULE

The applicant submitted this application on: November 14

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: January 13, 2017

LOCATION

The property is located at 8960 Evergreen Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Research and development facility	Industrial	Industrial
North	Manufacturing	Industrial	Industrial
South	Manufacturing	Industrial	Industrial
East	Vacant lot	Industrial	Industrial
West	Manufacturing	Industrial	Industrial

DISCUSSION

Background

The building was constructed in 1983 as a manufacturing facility. Over the years it has been used by various manufacturing companies. Most recently it was used by a bus company to store and repair buses. The existing building is 19,950 square feet with 98 parking spaces. The building is split face block construction. The main entrance faces Evergreen Boulevard; there is a larger parking lot and loading area on the rear of the building. Some of the landscaping approved as part of the original site plan approval has died and the site should be replaced.

Standards	Proposed															
Dimensional Requirements: <u>Industrial</u>	N/A															
Site Area – N/A	2.46 acres															
Lot Coverage - 50% Covered by building	building coverage is 32%															
Parking – 41 spaces (1 space per 1,000 square feet)	51 parking spaces are proposed															
<table border="0"> <tr> <td>Setbacks</td> <td>Required</td> <td>Minimum Provided</td> </tr> <tr> <td>Bldg from street ROW</td> <td>35' min</td> <td>35 feet</td> </tr> <tr> <td>Bldg from other property line</td> <td>25' min</td> <td>25 feet</td> </tr> <tr> <td>Parking from street ROW</td> <td>20' min</td> <td>20 feet</td> </tr> <tr> <td>Parking from property lines</td> <td>5' min</td> <td>5 feet</td> </tr> </table>	Setbacks	Required	Minimum Provided	Bldg from street ROW	35' min	35 feet	Bldg from other property line	25' min	25 feet	Parking from street ROW	20' min	20 feet	Parking from property lines	5' min	5 feet	
Setbacks	Required	Minimum Provided														
Bldg from street ROW	35' min	35 feet														
Bldg from other property line	25' min	25 feet														
Parking from street ROW	20' min	20 feet														
Parking from property lines	5' min	5 feet														
Building Height - 70 feet Maximum	17 feet															
Landscaped Area - minimum 15% of site	26.1%															

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. The adjacent land uses are industrial.
(2) Preserve existing natural features whenever possible	N/A - There are no natural features to preserve.
(3) Achieve a safe and efficient circulation system	OK – The drive aisles are of sufficient width to allow for safe and efficient traffic circulation. Access to the site is via two curb cuts from both 90th Avenue.
(4) Not place excessive traffic loads on local streets	OK – Evergreen Boulevard and 90th Avenue can both handle any traffic generated by the proposed expansion.
(5) Conform to the City’s plans for parks, streets, service drives, and walkways	OK - There is an existing sidewalk along Evergreen Boulevard.
(6) Conform to the City’s Goals and Policies	OK – The project does not require any variance or flexibility.

(7) Achieve a maximum of safety, convenience, and amenities	OK – An internal sidewalk system connects the building entrances with the parking lot. Lighting plan will be required to ensure lighting complies with city ordinance. The code requires no more than three footcandles of light intensity at the property line.
(8) Show sufficient landscaping	NO – 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 - No variances are required.
(11) Show efforts to conserve energy whenever practical	OK - Landscaping is provided to provided shade for the parking lot.

Building Elevations

The addition will be constructed of white split face block with a black band along the top. The design will match the existing building as much as possible. The existing building is painted block and should be repainted to match the addition. The design and materials will be continued on all four sides of the addition. A deck is proposed along the side of the addition that faces 90th Avenue. The proposed deck does not comply with setback requirements and will not be permitted. A 111 square foot vestibule is proposed for the main entrance facing Evergreen Boulevard.

The dumpster enclosure is located at the rear of the building and will be constructed of the same materials as the addition.

Parking and Access

The parking requirement for this building is 41 spaces. The site plan shows 51 spaces. There are 18 spaces in the front parking area and 33 spaces in the rear parking lot. Both parking areas have access from 90th Avenue. The access to the front parking area will not be changed from its current location. However, the access to the rear parking area will be moved to the west so it lines up with the driveway across the street. The move is also needed to accommodate the new loading dock.

Landscaping

The landscaping along Evergreen Boulevard should be updated so that it is in compliance with the approved plan. The landscape plan should be revised to accurately reflect what is currently in place and what will be removed as a result of construction. The approved plan included seven overstory trees and 23 shrubs. The landscaping along 90th should be brought into compliance with the current standards. Nine street trees and 70 shrubs are required. The plan shows four ornamental trees, those should be changed to overstory trees, and five additional trees are needed. The plan also shows 28 shrubs; 42 additional shrubs are needed.

Open space requires two overstory trees, two evergreen trees, four ornamental trees and 56 shrubs. The plan should be revised to comply with those requirements. The landscaping around

the pond includes sumacs, lilacs and six evergreen trees. These plantings will also screen the loading area. Two overstory trees are provided in each parking lot island and landscaping is provided on the peninsulas. All landscaped areas should be irrigated.

The fencing around the property is in a state of disrepair and includes barb wire. The fence should be repaired as needed and the barb wire removed. Barb wire is not allowed.

Grading, Drainage and Utilities

The attached Engineering memo lists the engineering comments.

RECOMMENDATION

In Planning Case 16-28, the Commission approved the proposed site plan with the following conditions:

1. Compliance with Title 11 City Code
2. All comments of the City Engineer be addressed.
3. The landscaping be brought into compliance with the approved plan along Evergreen Boulevard and into compliance with current requirements along 90th Avenue. All landscaped areas must be irrigated.
4. The barb wire fence must be removed and the existing fence repaired.
5. The applicant enter into a site security agreement with the City.
6. The existing building be painted to match the addition.
7. A lighting plan be provided that complies with city code.

Attachments

Location Map

Site Plan

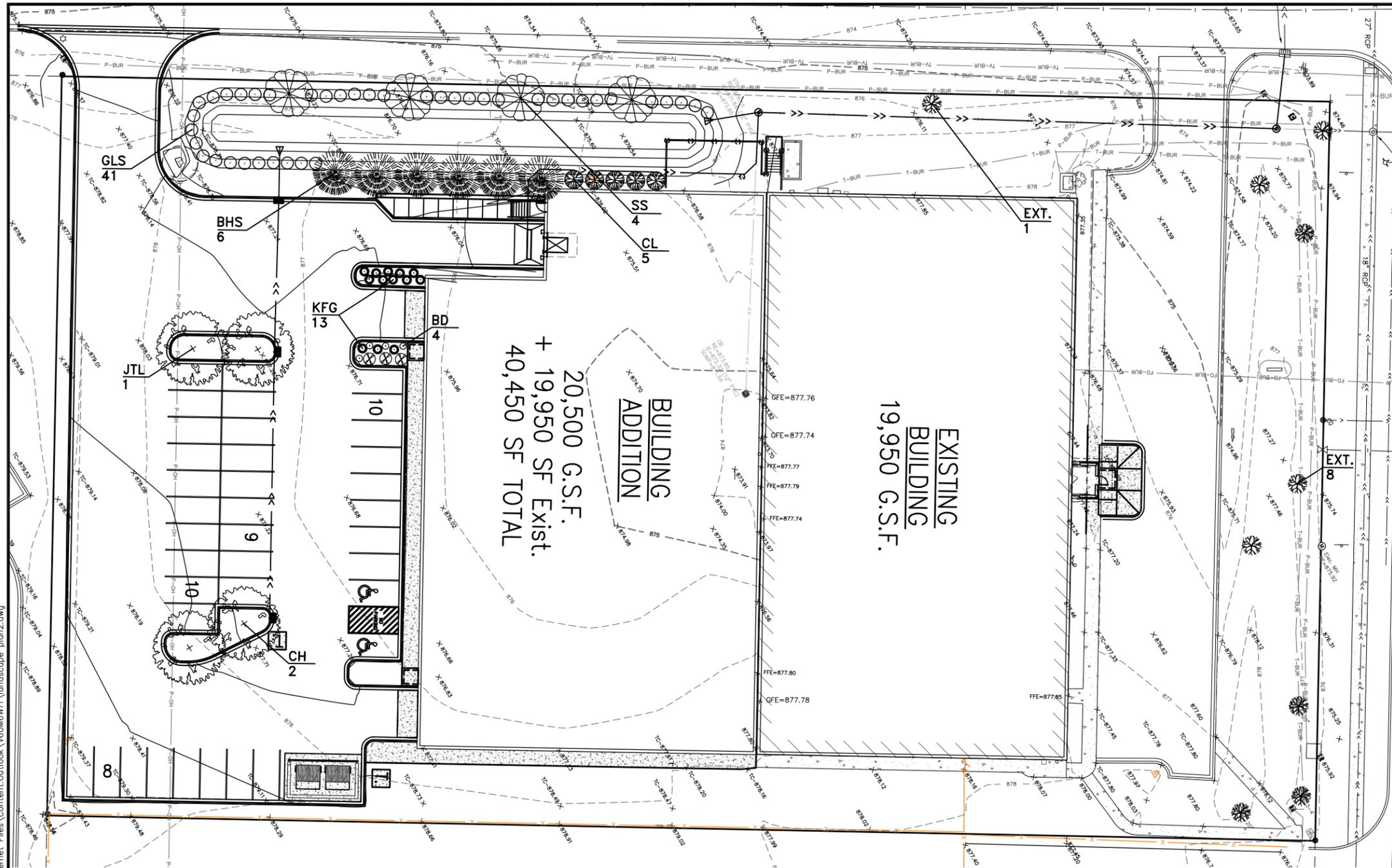
Landscape Plan

Grading Plan

Building Elevations

Engineering Comments

Nov. 15, 2016 1:45pm C:\Users\adam.t.hakanson\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\660M6W11\Landscape plan2.dwg



PLANT LIST: Site Plantings

QTY.	KEY BOTANICAL NAME	COMMON NAME	SIZE/ROOT
TREES			
4	CH	<i>Celtis occidentalis</i>	Common Hackberry 2-1/2" B&B
6	BHS	<i>Picea glauca densata</i>	Black Hills Spruce 6" B&B
4	SS	<i>Amelanchier canadensis 'Shadblow'</i>	Shadblow Serviceberry 1-1/2" B&B
SHRUBS			
41	GLS	<i>Rhus aromatica 'Gro-low'</i>	Grow Low Fragrant Sumac 5 Gal. Pot
3	AWS	<i>Spiraea x bumalda 'Anthony Waterer'</i>	Anthony Waterer Spiraea 5 Gal. Pot
5	CL	<i>Syringa vulgaris, sp.</i>	Common Purple Lilac 5 Gal. Pot
PERENNIALS & ORNAMENTAL GRASSES			
13	KFG	<i>Calamagrostis acutiflora 'Karl Forester'</i>	Karl Forester Feather Reed Grass 3 Gal. Pot
4	BD	<i>Hemerocallis 'Baja'</i>	Baja Daylily 1 Gal. Pot
INFILTRATION BASIN			
The infiltration basin shall be planted with Grow-Low sumac around the rim as shown on the plan. The remainder of the basin shall be seeded with a meadow seed blend suitable for the soil and water conditions. Seed to be covered with 1" of hardwood mulch. Sod shall be placed up to the rim of the basin.			
SOD			
All 9 disturbed areas to be sodded unless it is part of a planting bed. Sod shall be a drought resistant blend of hardy Kentucky blue grasses and fescue grasses. Sod must be a highland sod. No peat sod allowed. Sod must be grown within 100 miles of the site. Sod shall be placed over a minimum of 4" of drought resistant top soil, as per City requirements.			
EXISTING TREES			
All 9 existing trees shown on the plan shall remain and great care taken so as not to damage the trunks, branches, or compact the soil within the drip canopy of each tree. All shrubs planted under the tree canopies shall be hand dug to avoid damage to existing roots.			

PLANTING NOTES:

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy. Plants to be installed as per standard AAN planting practices.

Use minimum 12" loam planting soil on trees and 6" on shrubs.

Contractor shall verify locations with all utilities prior to installation of plants.

All landscaping, infiltration basin and sod areas shall be irrigated with an underground sprinkler. Staking of trees optional; reposition if not plumb after one year.

Wrap all smooth-barked trees—fasten top and bottom. Remove by April 1.

Open top of burlap on BB materials; remove pot on potted plants; split and break apart peat pots.

Prune plants as necessary – per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary.

All disturbed areas to be sodded unless otherwise noted. Sod shall be northern grown and hardy.

Planting beds for shrubs shall have (4 oz. min.) weed barrier fabric, 4" – 6" of 1-1/2" washed River Rock mulch and 4" vertical (commercial grade) black poly edging. The edging shall be placed and staked with smooth curves.

Double shredded dark brown hardwood mulch 4" deep shall be provided around all new trees.

Retaining walls are not the responsibility of the Landscape Architect. Contact the Project Engineer for details, locations, materials, and specifications for all retaining walls.

Infiltration basin to be mulched with double shredded hardwood mulch, no weed barrier fabric or black commercial edging. Edging shall be a natural trench, 8" deep by 8" wide, filled with mulch.

Construction and soil types to be determined by the site Engineer.

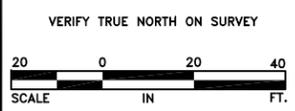
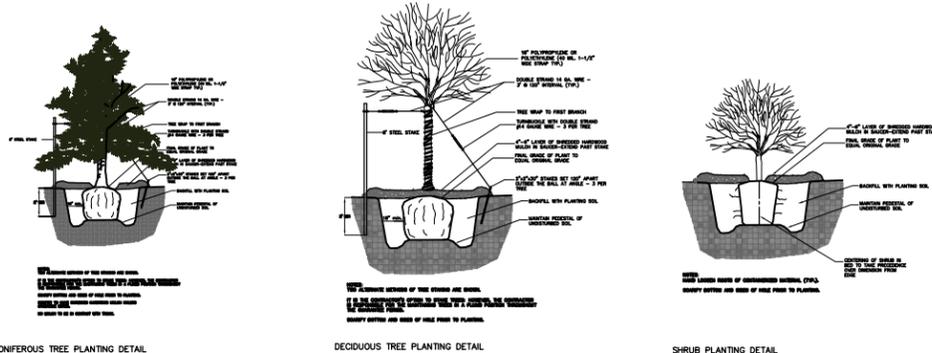
Landscape contractor to verify with the City, type of top soil to be used in all shrub and sodded areas.

REQUIRED PLANT MATERIALS

TOTAL STREET FRONTAGE = 240 L.F.
 Overstory trees @ 1:40' = 6
 Shrubs @ 1:5' = 48

TOTAL OPEN SPACE = 5586 S.F.
 Overstory trees @ 1:3000' = 1.8
 Evergreen trees @ 1:3000' = 1.8
 Ornamental trees @ 1:1500' = 3.7
 Shrubs @ 1:100' = 55.8

TOTAL PLANT MATERIALS	REQUIRED	PROVIDED
Overstory trees	8	4
Evergreen trees	2	6
Ornamental trees	4	4
Shrubs	104	62



DATE	REVISION

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.

Debra Brodsho
 Debra Brodsho
 Date 11/16/16 Lic. No. 23849

DESIGNED BY: DB
 DRAWN BY: DB
 CHECKED BY: TAE

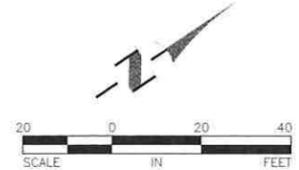


Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
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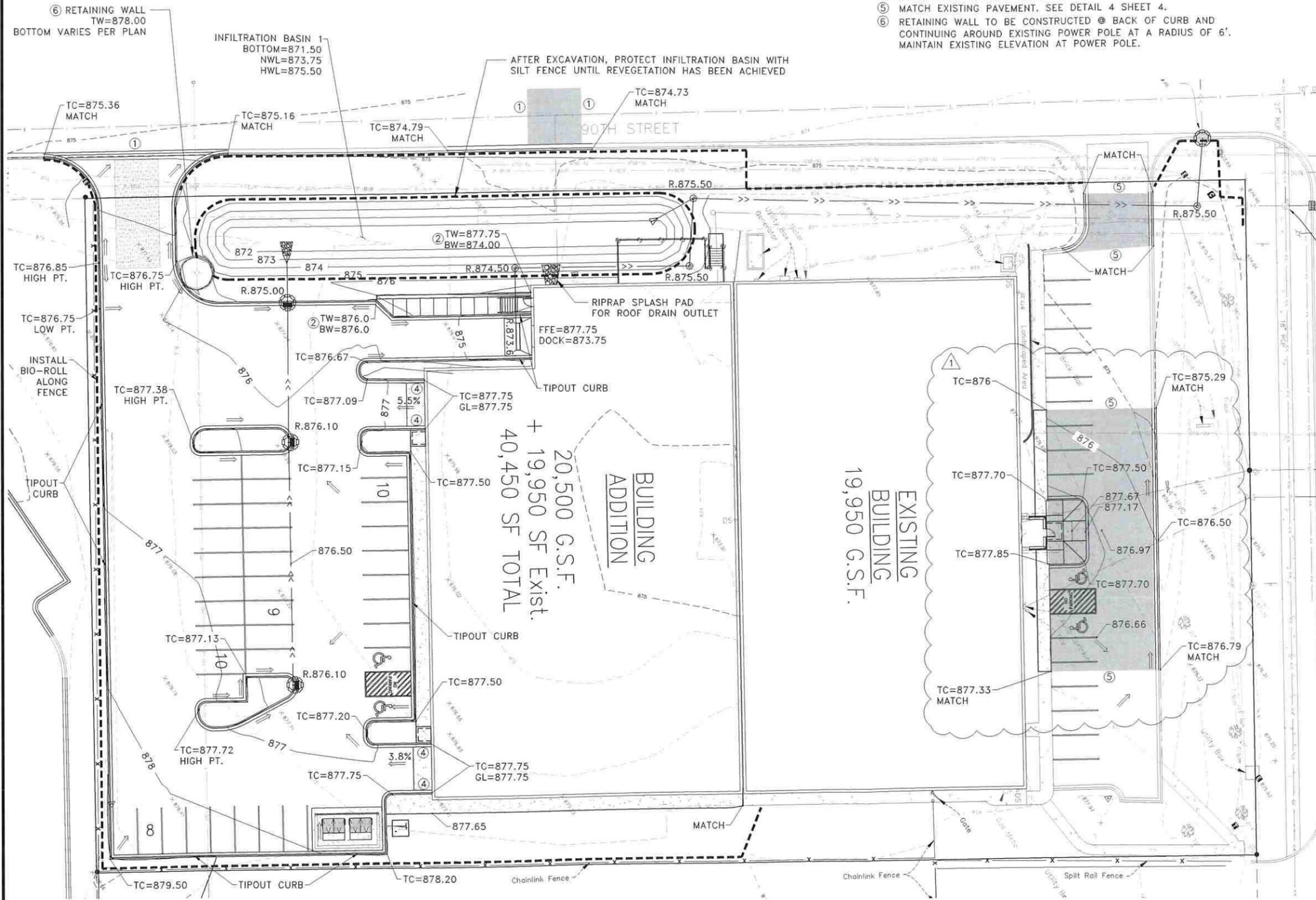
**BUILDING EXPANSION
 AMERICAN PRECLINICAL SERVICES**

LANDSCAPE PLAN
 CITY OF COON RAPIDS, MINNESOTA

SHEET 6 OF 6 SHEETS



- REFERENCE NOTES:
- MATCH EXISTING STREET BITUMINOUS SECTION, REPAIR PER DETAIL 4 ON SHEET 4
 - RETAINING WALL DESIGNED BY OTHERS. SEE ARCH PLANS FOR ADDITIONAL INFORMATION.
 - CONSTRUCT DRIVEWAY APRON PER DETAIL 10 SHEET 4
 - TAPER CURB TO ZERO-HEIGHT AT OVERHEAD DOOR OPENING.
 - MATCH EXISTING PAVEMENT. SEE DETAIL 4 SHEET 4.
 - RETAINING WALL TO BE CONSTRUCTED @ BACK OF CURB AND CONTINUING AROUND EXISTING POWER POLE AT A RADIUS OF 6'. MAINTAIN EXISTING ELEVATION AT POWER POLE.



- LEGEND
- 856 --- EXISTING CONTOUR
 - 856 --- PROPOSED CONTOUR
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - EXISTING STORM SEWER
 - EXISTING GAS
 - EXISTING TELEPHONE
 - EXISTING OVERHEAD UTILITY
 - EXISTING UNDERGROUND ELECTRIC
 - PROPOSED STORM SEWER
 - ⊙ PROPOSED STORM SEWER STRUCTURES
 - 856.5 --- PROPOSED SPOT ELEVATION
 - DRAINAGE ARROW
 - SILT FENCE, PER (2/4)
 - RIP RAP, PER (5/4)
 - ⊙ INLET PROTECTION, PER (3/4) OR EQUAL
 - ROCK CONSTRUCTION ENTRANCE, PER (1/4)
 - NEW BITUMINOUS PAVEMENT

ADD-ALTERNATE:
 ① FRONT VESTIBULE AND PARKING BUMPOUT

- GENERAL NOTES:
- PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER DETAIL.
 - INSTALL INLET PROTECTION ON ALL CATCH BASINS THAT RECEIVE RUNOFF FROM THE DISTURBED AREA. INLET PROTECTION SHALL BE PER DETAIL 3 ON SHEET 4, OR APPROVED EQUAL.
 - REVEGETATION AND STABILIZATION SHALL OCCUR WITHIN 7 DAYS OF ROUGH GRADING.
 - MAXIMUM PAVED SLOPES SHALL NOT EXCEED 12:1
 - SITE SURVEY WAS COMPLETED BY HAKANSON ANDERSON.
 - STREETS AND PROPERTY ADJACENT TO THE CONSTRUCTION SHALL BE KEPT FREE FROM SEDIMENT CAUSED BY CONSTRUCTION TRAFFIC, SITE RUNOFF AND BLOWING DUST. HAND BROOM OR PICKUP SWEEPER SHALL BE EMPLOYED. KICK BROOM STYLE SWEEPER NOT ALLOWED.
 - ALL DISTURBED AREAS SHALL RECEIVE 4" TOPSOIL AND BE SEEDED WITH Mn/DOT SEED MIX 25-131 OR APPROVED EQUAL. INFILTRATION BASINS SHALL BE SEEDED WITH Mn/DOT SEED MIX 33-262. APPLY FERTILIZER AND MULCH PER THE RECOMMENDATIONS OF THE MNDOT SEEDING MANUAL.
 - SEE GEOTECHNICAL REPORT PREPARED BY NORTHERN TECHNOLOGIES INC. DATED XX/XX/2016 FOR ADDITIONAL INFORMATION AND RECOMMENDATIONS FOR SOIL CONDITIONS AND PREPARATION.
 - RETAINING WALLS TO BE DESIGNED BY OTHERS.

Nov 14, 2016 - 12:15pm
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DATE	REVISION
11/14/16	CITY SUBMITTAL

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

Adam M. Thiele
 ADAM M. THIELE, PE
 Date 11/14/16 Lic. No. 51317

DESIGNED BY:
 AMT
 DRAWN BY:
 AMT
 CHECKED BY:
 TAE



Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.hakanson-anderson.com

**BUILDING EXPANSION
 AMERICAN PRECLINICAL SERVICES**

**GRADING, DRAINAGE &
 EROSION CONTROL PLAN
 CITY OF COON RAPIDS, MINNESOTA**

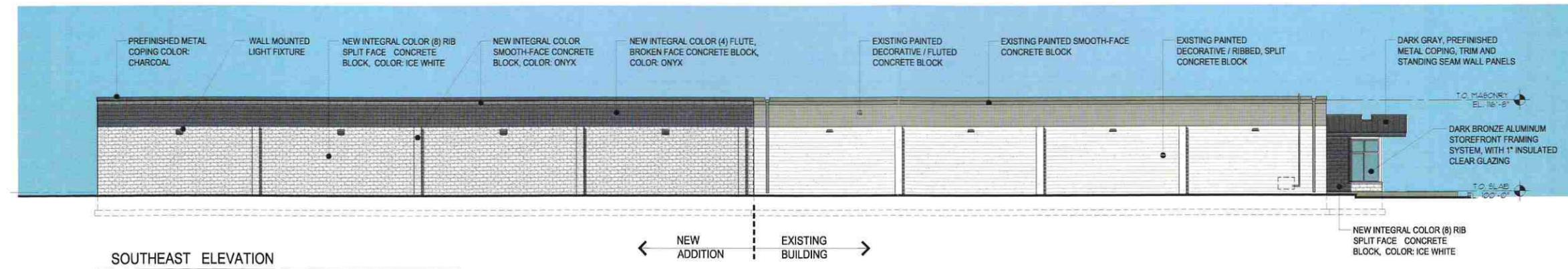
SHEET
 2 OF 5
 SHEETS



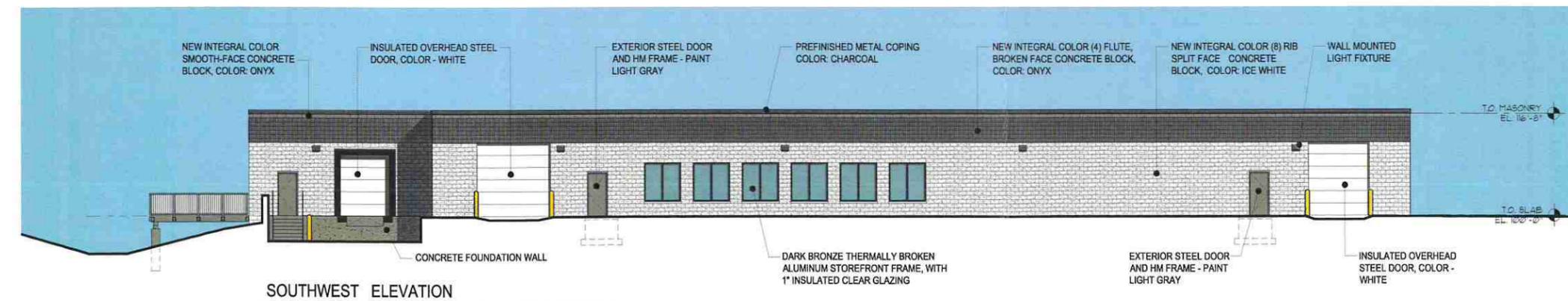
Building Addition:
American Preclinical Services
8960 Evergreen Blvd.
Coon Rapids, MN



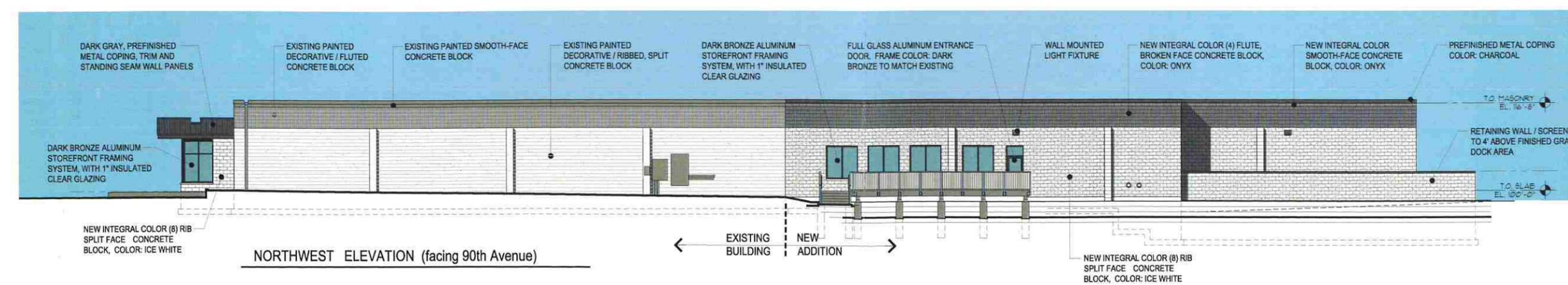
NORTHEAST ELEVATION (facing Evergreen Blvd)



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTHWEST ELEVATION (facing 90th Avenue)



TO: Scott Harlicker, Planner

FROM: Mark Hansen, Assistant City Engineer

SUBJECT: American Preclinical Services – 8960 Evergreen Boulevard
Proposed Site Expansion

DATE: November 21, 2016

The following comments are based on the Engineering Division review of the site plan dated November 14, 2016 for a proposed building expansion at American Preclinical Services located at 8960 Evergreen Boulevard adjacent to both Evergreen Boulevard and 90th Avenue. The site is zoned Industrial. The civil engineer is Hakanson Anderson, and the architect is Welsh & Colliers International.

Sheet 1 – Removal Plan

- The street light identified on the plans to be relocated along 90th Avenue is an Xcel Energy owned and maintained light. The applicant shall be responsible for the costs to relocate this light, and shall coordinate this work directly with Xcel Energy. The contact is Damon Erickson at damon.g.erickson@xcelenergy.com.

Sheet 2 – Grading, Drainage, and Erosion Control Plan

- Truck turning templates shall be provided that show the largest vehicle anticipated to be accessing the proposed building expansion area.
- Several sidewalk grades are shown steeper than 5%. Provide verification this slope design meets ADA standards for sidewalk slopes.
- The City is concerned about having the proposed 6-inch water stub off 90th Avenue located below the infiltration basin, and using vertical bends to achieve proper bury depth. The City would prefer the infiltration basin be re-designed as a two cell system connected by a small PVC pipe, which would then provide normal cover depths, and eliminate the need for vertical bends on the proposed water stub. If the basin re-design cannot be done, 4-inch insulation shall be required at the vertical offset if 7.5-feet of cover is not achieved.
- Please identify where reference note #3 applies to.
- Please provide a copy of the geotechnical report prepared by NTI. The soils within the Evergreen business park are generally not conducive to infiltration. Drain tile will most likely be required to meet draw down requirements.
- Recommend connecting the concrete sidewalk that dead ends at the east corner of the property to the new City sidewalk located on the west side of Evergreen Boulevard. An expansion joint must be placed at the point of connection to City sidewalk.

- The applicant shall coordinate with Xcel Energy to relocate the existing street light along 90th Avenue to continue to be close to the proposed entrance/exit to the rear parking lot.

Sheet 3 – Utility Plan

- Under note #3 – please clarify where this item applies to.
- The watershed may require the sump manhole to be fitted with a SAFL baffle or Preserver.

Sheets 4 & 5 – Details

- Proposed concrete driveway aprons shall be a minimum thickness of 8-inches (City standard for commercial driveway aprons). Provide joint pattern for the concrete driveway detail.

General Comments

- Provide an Existing and Proposed Drainage Area Map, as well as a Storm Water Management Report.
- Based on the amount of disturbed area, an NPDES permit and storm water pollution prevention plan (SWPPP) will be required by the MPCA. The City of Coon Rapids will be using WSB & Associates to perform periodic erosion control inspections during the construction phase of this project. The costs of these inspections will be paid for by the property owner/developer/contractor. This will be a requirement for release of the building permit.
- The project will require a permit from the Coon Creek Watershed District.
- A note needs to be made on the plans and in the SWPPP that states that daily street sweeping is required during hauling activities, and may be required at the request of the City of Coon Rapids.

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



Planning Commission Regular

2.

Meeting Date: 12/15/2016

Subject: PC 16-29, Station Area Plan, Riverdale Transit Station, Sherman Associates

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of the Station Area Plan for the Northstar Riverdale Transit Station. The plan includes four apartment buildings and a commercial site.

ACTIONS

Conduct of public hearing
 Recommendation by Planning Commission
 Decision City Council on: January 17, 2017

60 DAY RULE

The applicant submitted this application on: November 14

To comply with the requirements of Minnesota Statute §15.99, the City has extended the 60-day requirement to : March 14, 2017

LOCATION

The site is located on Northdale Boulevard, adjacent to the Northstar Riverdale Station

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant	Transit Station Area	Riverdale Transit District
North	Shopping Center	General Commercial	General Commercial
South	Northstar Station	Transit Station Area	Riverdale Transit District
East	Northdale Blvd and Single family residences	Low Density Residential	Low Density Residential 2
West	Northstar Station	Transit Station Area	Riverdale Transit District

DISCUSSION

Background

In 2008, the city adopted the Riverdale Station Area Transit Oriented Development Design Guidelines. This document provided the basis for the formation of the Riverdale Station Transit District. The ordinance creating the Riverdale Station Transit District was approved in 2010. The purpose of the Riverdale Station Transit District is to set forth design guidelines and site considerations for the development of the area adjacent to the station as a transit oriented development. The station area will also be developed so that it provides a transition between the existing uses and the station. The proposed station area plan will be compared to the guidelines and requirements contained in the Transit District.

Development Review Process

The development review process is set up similar to the Gateway Commerce Center PUD. A proposed Station Area Plan is reviewed by the Planning Commission with a recommendation to the City Council, which shall approve or deny the plan. An approved Station Area Plan is required prior to the development of individual sites.

The Planning Commission will review site plans for individual projects, with an appeal available to the City Council. If a proposed site plan is not consistent with the approved Station Area Plan, the applicant will have to apply for an amendment to the approved plan, which will require Planning Commission and City Council review. A request for design or dimensional flexibility will also require Planning Commission and City Council review.

The following findings are necessary for approval of the Station Area Plan:

- (a) the Station Area Plan is consistent with the intent of this District;
- (b) the Station Area Plan is consistent with the Riverdale Station Area Transit Oriented Development Design Guidelines;
- (c) the Station Area Plan reflects development that:
 - (i) is not detrimental to the public health, safety, or general welfare;
 - (ii) is not hazardous, detrimental, or disturbing to surrounding uses, or that creates pollution, vibration, general unsightliness, electrical interference, or other nuisances;
 - (iii) does not create traffic congestion, unsafe access, or parking needs that will cause inconvenience to adjoining properties;
 - (iv) is served adequately by essential public services such as streets, police, fire protection, utilities, and parks;
 - (v) does not create excessive additional requirements at public cost for public facilities and services; and is not detrimental to the economic welfare of the City; and
 - (vi) causes minimal adverse environmental effects; and
- (d) each phase or stage of the Station Area Plan can exist as an independent unit.

Project Description

The project is on 15 acres located between the Northstar commuter rail station and Riverdale Commons shopping center. The project includes 4 apartment buildings, a commercial building and associated parking. In phase one a 184 unit market rate building and a 71 unit mixed income building are proposed. The second phase is a 92 unit senior building and a 115 unit senior building. The commercial building will be constructed when a tenant is found. The existing street servicing the train station will provide the main access into the project with a secondary access from Northdale Boulevard midway between the station street and 123rd Ave.

Project Design Considerations

Building Scale

The plan includes two different building types. The project includes four 4-story apartment buildings and a one story commercial building. The buildings along Northdale Boulevard exceed the maximum height allowed. Building height within 100 feet of Northdale is limited to 30 feet; the applicant is proposing a building that is four stories high. To soften the impact, the proposed setbacks from Northdale will range from 51 to 42 feet. The maximum setback allowed is 20 feet. The apartment buildings will be setback 35 feet from the station street, a 10 foot setback is the maximum allowed. Design flexibility will be required for the proposed building height and dimensional flexibility for the setback from Northdale Boulevard and the station street.

The plan includes a one story commercial building located at the corner of the station entrance and Northdale Boulevard. The building meets the 20 foot setback requirement. However, code requires a minimum building height of two stories. Design flexibility will be required for the one story design.

Formal consideration for design and dimensional flexibility will occur at the time of site plan approval when final building design and site layout are presented.

Edges

The development on the north edge will have balconies the face north and will be compatible with the future redevelopment of the retail center. The north edge will also accommodate a future street extension into the project. At this point a pedestrian connection is proposed. The buildings facing the station street and Northdale Boulevard are designed so that the ground level units have direct access from the street. The upper units will have balconies overlooking the street. This will provide added public safety, access and marketability.

Open Space Connections

The plan includes a tot lot, a pocket park and a larger open space in the center of the site. The parks are connected with a walking path and sidewalks. The center open space should include amenities that will allow it to function as a gathering space for the development.

Views

The views into the site from Northdale Boulevard will be highlighted. The main entrance from Northdale will include a plaza and a neighborhood commercial building. The views into the site from the secondary access will be of the parks, and the views of the north east corner of the project will be highlighted by architectural features on the North Senior Building. Looking into the site from the train station you will see the central open area framed by the tree lined street and apartment buildings.

Access and Parking

The development is designed to accommodate future access to the properties to the north. Each of the buildings will be connected via a internal drives and sidewalks. At this point it appears that design flexibility will be required regarding the parking requirements. The code requires 1.5 spaces per unit, the area plan shows that the Market rate building provides parking at 1.40 spaces unit. The other three buildings exceed the 1.5 spaces per unit requirement. The code also requires one underground space per unit. The area plan indicates that all of the buildings are short the required number of underground spaces. Formal approval of design flexibility will occur at the time of site plan approval when specific numbers are finalized.

The intersection of the secondary access and Northdale Boulevard will have to be designed to accommodate turning movements into and out of the project. The design should be finalized prior to the submittal of site plans for individual buildings. Options include right-in

right-out only and limited left turns into the development.

Signage

The area plan includes monument signs at the project entrances along the station street. Monument signs are not listed as an allowed sign design. Design flexibility will be required for the monument signs and will be considered at the time of site plan approval once the specific locations are finalized.

RECOMMENDATION

In Planning Case 16-29, the Planning Commission recommend approval of the proposed station area plan based on the following findings:

- (a) the Station Area Plan is consistent with the intent of this District;
- (b) the Station Area Plan is consistent with the Riverdale Station Area Transit Oriented Development Design Guidelines;
- (c) the Station Area Plan reflects development that:
 - (i) is not detrimental to the public health, safety, or general welfare;
 - (ii) is not hazardous, detrimental, or disturbing to surrounding uses, or that creates pollution, vibration, general unsightliness, electrical interference, or other nuisances;
 - (iii) does not create traffic congestion, unsafe access, or parking needs that will cause inconvenience to adjoining properties;
 - (iv) is served adequately by essential public services such as streets, police, fire protection, utilities, and parks;
 - (v) does not create excessive additional requirements at public cost for public facilities and services; and is not detrimental to the economic welfare of the City; and
 - (vi) causes minimal adverse environmental effects; and
- (d) each phase or stage of the Station Area Plan can exist as an independent unit.

and with the following conditions:

1. Improvements to the central open space that will enhance its desirability as a gathering space for the development.
2. The design of the intersection of the secondary access Northdale Boulevard must be finalized prior to the submittal of site plans for individual buildings.

Attachments

Location Map

Site Plan

Building Elevation Perspective

Perspective Building Elevation

Location Map







New Stormwater Treatment based on DWSMA req'ts (Future Outlot)

Stormwater Treatment (Existing)

Future M. Rate Senior Phase, Northwest Building:
(4-story, 76 Units; 115 total parking stalls)

Future M. Rate Senior Phase, North Building:
(4-story, 92 Units; 139 total parking stalls)

U.G. Parking (67 Stalls)

Site Parking (48 Stalls)

Site Parking (62 Stalls)

U.G. Parking (77 Stalls)

U.G. Parking (66 Stalls)

Site Parking (85 Stalls)

Future Development Phase

Street Parking (11 Stalls)

Mixed Income Phase: West Bldg (4-Story, 71 Units; 112 total parking stalls)

U.G. Parking (161 Stalls)

Site Parking (71 stalls)

Market Rate Phase: East Bldg (4-Story, 184 Units; 259 total parking stalls)

Street Parking (21 Stalls)

**Comm. Parking (10 Stalls)
Comm. Drive-Thru Aisle**

1-Story Commercial (3,600 sf)

M.R. Guest Parking (4 Stalls)

North Star Commuter Rail

Northdale Blvd NW

Riverdale Station, Coon Rapids





