PLANNING COMMISSION AGENDA

Thursday, August 15, 2024
6:30 p.m.
Coon Rapids City Center
Council Chambers
This is an In Person Meeting
Some Commissioners and the Public May Appear By Zoom Webinar
Join Zoom Webinar at:

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Approval of Minutes of Previous Meeting

1. Approval of Minutes from 7/18/2024 Meeting

Old Business

2. PC 24-14 & 24-15, Site Plan & Preliminary Plat, September Son Architecture LLC, 10701 Butternut St

Public Hearing

3. PC 24-22, Site Plan, Family Promise, 340 95th Ave

4. PC 24-23, Site Plan, Tronson Reserve, Palmer Architects, Ltd., 1354 121st Ave

New Business

5. PC 24-24 CUP, Alloy Wheel Repair, 2423 Coon Rapids Blvd NW, JK Beetle Holdings, LLC

Current Development

Other Business

Adjourn

Planning Commission Regular **1.**

Meeting Date: 08/15/2024

SUBJECT: Approval of Minutes from 7/18/2024 Meeting

Attachments

Draft Minutes 7-18-2024

COON RAPIDS PLANNING COMMISSION MEETING OF JULY 18, 2024

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, Christopher Geisler, Donald Heikkila, Ray Knoblauch, Dave Noe, and Mary Schmolke.
Members Absent:	None.
Staff Present:	Senior Planner Max Pattsner; Senior Planner Kurt Bearinger; and, Assistant City Attorney Blair Buccicone.

PLEDGE OF ALLEGIANCE

Chair Schwartz led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

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

APPROVAL OF THE JUNE 20, 2024 REGULAR MINUTES

MOTION BY COMMISSIONER KNOBLAUCH, SECONDED BY COMMISSIONER NOE, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF JUNE 20, 2024 AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

1. REQUEST TO POSTPONE PC 24-14 & 24-15, SITE PLAN & PRELIMINARY PLAT, SEPTEMBER SON ARCHITECTURE, LLC, 10701 BUTTERNUT ST NW

Chair Schwartz pointed out the hearing was still open, and the request is to continue the public hearing again.

MOTION BY COMMISSIONER CASEY, SECONDED BY COMMISSIONER KNOBLAUCH, IN PLANNING CASE 24-14, TO POSTPONE CONSIDERATION THE PROPOSED SITE PLAN AND CONTINUE THE PUBLIC HEARING UNTIL THE AUGUST 15TH, 2024 MEETING.

Commissioner Geisler requested the second motion be added to Commissioner Casey's motion.

AMENDED MOTION BY COMMISSIONER CASEY, SECONDED BY COMMISSIONER KNOBLAUCH, IN PLANNING CASE 24-14, TO POSTPONE CONSIDERATION THE

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PROPOSED SITE PLAN AND CONTINUE THE PUBLIC HEARING UNTIL THE AUGUST 15TH, 2024 MEETING AND IN PLANNING CASE 24-15, THE PLANNING COMMISSION POSTPONE MAKING A RECOMMENDATION ON THE PRELIMINARY PLAT AND CONTINUE THE PUBLIC HEARING UNTIL THE AUGUST 15TH, 2024 MEETING.

THE MOTION PASSED UNANIMOUSLY.

2. PLANNING CASE 24-12 & PLANNING CASE 24-13, SITE PLAN AND CUP, NEW INDUSTRIAL BUILDING, 9255 HOLLY ST. NW

It was noted the applicant is requesting site plan and conditional use permit (CUP) approval for a 39,248 square foot warehouse/office building on a 2.82-acre lot located at 9255 Holly St. NW. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Casey asked if the Staff agrees with the applicant's assessment of declaring the building a warehouse. Senior Planner Kurt Bearinger confirmed Staff agrees.

Commissioner Casey asked if the applicant has made an effort to compensate for the lesser building material requirements. Mr. Bearinger confirmed that was correct.

Commissioner Geisler asked if Staff believes the various conditional use approvals will make it through Council review. Senior Planner Max Pattsner pointed out there are some differences between the site in question and the IDC-Automatic site. The Council didn't like IDC's proximity to Coon Rapids Boulevard. However, the new site is set farther back.

Commissioner Knoblauch commended Staff for their effort on the matter. Commissioner Heikkila noted his agreement with Commissioner Knoblauch. He also commended the applicant for their flexibility.

Steve Poindexter, representing the applicant, noted he has been before the Planning Commission many times in the past. The zoning of the site is different than what their use would be, and Staff has been extremely reasonable and easy to work with.

Chair Schwartz pointed out other businesses don't have a problem with the 50-foot driveways. He asked why the applicant is asking for larger driveways. Mr. Poindexter stated the widths were provided by the architects. It is likely because there isn't a lot of space for the trucks to swing around near the docks. Chair Schwartz stated there is a lot of space between the island and the trucks shown.

Commissioner Noe stated some of the statements in the narrative seem contradictory. For example, there are disparities regarding the screening, stone placement, and windows. Additionally, there are concerns mentioned about the applicant recouping their costs. Mr. Poindexter stated the stone and the windows were offered as a compromise to appease the Commission. Their hope is to avoid the expensive stone.

Chair Schwartz reopened and closed the public hearing at 6:48 p.m., as no one wished to address the Planning Commission.

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Commissioner Schmolke explained there are a number of conditional use requests the Commission must consider. The area isn't industrial, and the building must match its surroundings. The applicant has shown an effort to appease the concerns of the Commission. She stated she would support the application as it is merely for a recommendation to the Council. However, she would like the Council to critically consider the application.

Commissioner Knoblauch asked if the Comprehensive Plan has guided the area for Commercial Mixed Use. Staff confirmed that is correct. Commissioner Knoblauch stated if the application is approved by Council, it will be the prettiest commercial building in the area.

Chair Schwartz asked if the width of the driveway is acceptable. Commissioner Schmolke asked what would be negative about the driveway width as it was seemingly recommended by professionals such as an architect. Chair Schwartz stated he is unaware of any other wide variances.

Commissioner Schmolke noted the drawing suggests the spacing is needed. Chair Schwartz stated the trucks could enter from 93rd Avenue and avoid a U-turn. Commissioner Schmolke stated the drawing indicates entry from Holly Street.

Commissioner Knoblauch stated curbs are commonly destroyed near trucking entrances, citing his professional experience with trucking companies. More trucking locations should have wider driveways to maintain curbs and promote safety.

Commissioner Casey agreed if the architect planned for a larger driveway, then it is likely necessary.

Chair Schwartz stated he could concede for the western driveway to be wider. However, the eastern driveway doesn't need to be widened. Commissioner Casey reiterated the architect planned the driveways due to their expertise.

Commissioner Geisler stated it is more likely for trucks to access the site from 93rd onto Holly, which would require a left-hand turn into the driveways. The dimensional flexibility request does not set a precedent for future projects, so that isn't a concern. His only concern would be the width of the crossing for pedestrians. There will need to be obvious striping to promote pedestrian safety.

Commissioner Geisler added there will have to be a line for the transition from commercial to industrial. The applicant has made a clear effort to appease the Commission's requests in regards to screening and exterior materials. Nonetheless, it is still a big request for the Council to consider. He shared his personal opinion is that the building is too large for the lot.

Chair Schwartz suggested an eighth condition be added to address sidewalk striping. Commissioner Geisler asked if striping is planned for the crosswalks.

Public Works Director Tim Himmer noted the engineering comments included a request for turning templates, which would answer some questions the Commission has mentioned. He agreed an 85-foot width is a large amount and may be excessive. The City doesn't typically

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stripe the crossings, but the curbs could be painted. The striping requires ongoing maintenance and may set a precedent.

Chair Schwartz asked if it is normal for the applicant to provide turning templates prior to consideration by the Planning Commission. Mr. Himmer stated it is a request from the engineering comments that would need to be resolved prior to a building permit. It isn't serious enough to require the item be tabled.

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER HEIKKILA, IN PLANNING CASE 24-12, TO RECOMMEND APPROVAL OF THE PROPOSED SITE PLAN WITH THE FOLLOWING CONDITIONS:

1. ALL ENGINEERING COMMENTS BE ADDRESSED.
2. ALL SUSTAINABILITY COMMENTS BE CONSIDERED.
3. THE APPLICANT ENTERS INTO A SITE SECURITY AGREEMENT WITH THE CITY.
4. ALL SIGNAGE IS SUBJECT TO SEPARATE SIGN PERMITS.
5. OUTDOOR SEATING AREAS, TRASH RECEPTACLES NEAR THE MAIN ENTRANCE, AND A BIKE RACK BE ADDED TO THE SITE PLAN.
6. THE CORRESPONDING CONDITIONAL USE PERMIT BE APPROVED.
7. CORRESPONDING COON CREEK WATERSHED DISTRICT PERMITS BE APPROVED.

AND TO RECOMMEND APPROVAL OF DIMENSIONAL FLEXIBILITY FOR MAX SETBACK, FLOOR-AREA-RATIO, MAX BUILDING AREA, AND MAX DRIVEWAY WIDTH, AND OF DESIGN FLEXIBILITY FOR EXTERIOR BUILDING MATERIALS, BUILDING ORIENTATION, AND TRANSPARENT FRONT FAÇADE. THE PLANNING COMMISSION FINDS THE MODIFICATIONS NECESSARY TO RESPOND TO SITE CONDITIONS, RESULT IN BETTER INTEGRATION OF USES, AND FURTHER THE INTENT OF THE PORT DISTRICT.

Commissioner Geisler pointed out there is a large amount of flexibility requested for the site, and he doesn't anticipate the process will be smooth.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the August 5, 2024 City Council meeting.

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER GEISLER, IN PLANNING CASE 24-13, TO APPROVE THE CONDITIONAL USE PERMIT FOR AN OFFICE/WAREHOUSE BASED ON THE FOLLOWING FINDINGS OF FACT:

1. THE PROPOSED CONDITIONAL USE ADVANCES THE INTENT OF THE PORT DISTRICT SECTION
2. THE PROPOSED CONDITIONAL USE ALLOWS FOR DEVELOPMENT OF THE PROPERTY IN AN EFFICIENT, WELL-ORGANIZED WAY

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3. THE PROPOSED CONDITIONAL USE IS INCORPORATED INTO A PLAN THAT PROVIDES SUBSTANTIAL SITE AMENITIES, BUFFERS, AND OTHER ELEMENTS.
4. THE PROPOSED CONDITIONAL USE IS COMPLIANT WITH THE CONDITIONAL USE PERMIT STANDARDS FROM CHAPTER 11-304.2.

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.

PUBLIC HEARING

3. REQUEST TO WITHDRAW APPLICATION FOR PLANNING CASE 24-16 & PLANNING CASE 24-17, PRELIMINARY PLAT & SITE PLAN, HIDDEN CREEK WOODS 2ND ADDN

It was noted the applicant due to ongoing issues with meeting City, CCWD, and State floodplain and floodway regulations, the applicant is requesting to withdraw application for Preliminary Plat and Site Plan for Hidden Creek Woods 2nd Addition. The applicant expects that timing for resolving said issues is not in line with the timing of the review process for said items, and plans to resubmit once the floodplain issues are resolved. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz asked if the continued public hearing must be held. City Attorney Blair Buccicone explained the request to withdraw the application is merely a notice to the public that the project will no longer happen.

MOTION BY COMMISSIONER NOE SECONDED BY COMMISSIONER KNOBLAUCH, IN PLANNING CASE 24-16, TO ACCEPT THE WITHDRAWAL OF THE APPLICATION BY THE APPLICANT.

Commissioner Geisler stated there doesn't need to be a motion to accept the withdrawal. He wouldn't want to set a precedent for the Commission to handle administrative requests.

Mr. Buccicone agreed there isn't a need for a motion because the withdrawal of the application doesn't give the Commission anything to move on.

MOTION WITHDRAWN AS DETERMINED IT IS NOT NEEDED.

The Commission considered Planning Cases 24-16 and 24-17 as withdrawn.

4. REQUEST TO WITHDRAW APPLICATION FOR PLANNING CASE 24-21, COMMERCIAL WIRELESS TOWER, 700 93RD LN NW, XCEL ENERGY

Northern States Power d.b.a. Xcel Energy submitted an application requesting commercial tower approval to erect a 150-foot-tall wireless communication tower as part of a project to establish an

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internal, private cellular network between Xcel Energy sites to improve cybersecurity. The tower is proposed to be in the center of the Xcel Energy site at 700 93rd Ln NW, located south of Highway 610 between Evergreen Blvd and the BNSF rail right-of-way within the Industrial (I) zoning district.

After processing the application and publishing/mailing public hearing notices, City Staff determined that a Commercial Tower application was not the appropriate process for what Xcel Energy is proposing. Staff requested that the applicant request withdrawal of the application and work with Staff to identify and submit the correct application. Staff discussed the request in detail with the Commission and recommended approval.

The Commission considered Planning Case 24-21 as withdrawn.

5. PLANNING CASE 24-19, CONDITIONAL USE PERMIT, THE APOSTOLIC CHURCH, 2393 COON RAPIDS BLVD

It was noted the applicant is requesting approval of a conditional use permit for The Apostolic Church, a church, counseling office, and bookstore, proposed to be located on the second story of the building at 2393 Coon Rapids Blvd. The subject property is in the Office (O) zoning district. The proposed use would be classified as a place of worship, which is a conditional use in the office district, requiring a CUP (City Code Section 11-701.1). Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Geisler noted the previous issue was the second story not meeting ADA requirements. Mr. Pattsner explained building inspectors have discussed the options with the applicant and is reflected in the second condition.

Christopher Amah, the applicant, introduced himself and explained his background. He noted his goal was to create an opportunity for his community to gather and connect. The rooms will be used for offices and small group prayer. The congregation is only 12 adults with a few children. The focus of their community is raising families in the United States.

Chair Schwartz opened and closed the public hearing at 7:23 p.m., as no one wished to address the Planning Commission.

Commissioner Casey asked for more information on the ADA considerations that hung up the proposal from five years prior. Mr. Pattsner stated he isn't familiar with the 2019 ADA issues. He has spoken with the engineers on the matter, but he isn't able to speak for them. His understanding is the congregation size is much smaller than the previous application's congregation.

Commissioner Heikkila asked how someone in a wheelchair would access the area. Mr. Pattsner stated the consideration is less about wheelchair access but more about safely exiting the building in the case of a fire. The building officials would have to provide more details.

MOTION BY COMMISSIONER KNOBLAUCH, SECONDED BY COMMISSIONER CASEY, IN PLANNING CASE 24-19, TO APPROVE THE PROPOSED CONDITIONAL USE PERMIT WITH THE FOLLOWING CONDITIONS:

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1. COMPLIANCE WITH TITLE 11 OF CITY CODE
2. TO ENSURE THE CONDITIONAL USE IS NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY OR THE GENERAL WELFARE, THE USE SHALL MEET ALL APPLICABLE BUILDING CODES AND ENSURE CRITERIA ARE MET FOR THE BUILDING INSPECTIONS DIVISION TO ISSUE A CERTIFICATE OF OCCUPANCY.

THE MOTION PASSED UNANIMOUSLY.

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

6. PLANNING CASE 24-20, PUD AMENDMENT, KLEINMAN REALTY CO., 10313 HANSON BLVD

It was noted the applicant is requesting approval of an amendment to an existing Planned Unit Development (PUD) to add an additional residential unit to an existing 58-unit apartment complex, for a total of 59 units. On May 28, 1985, the Coon Rapids City Council approved a PUD for a 58-unit apartment project (two 29-unit buildings). In order for the unit count to be changed, the existing PUD must be amended to allow for a 59-unit apartment project. Staff discussed the request in detail with the Commission and recommended approval.

Mike Kukuska, representative of Kleinman Realty Co, explained the best use of the space is to convert it to a studio unit. The two-space island will be converted into parking spots.

Commissioner Casey asked if there are covered garages on the property. Mr. Kukuska confirmed that is correct.

Commissioner Casey asked how many parking spots there are on the site. Mr. Kukuska stated he is unsure of the exact number, but there are both garage and surface spots available.

Chair Schwartz pointed out the packet states 58 of the 131 parking spaces are enclosed.

Chair Schwartz opened and closed the public hearing at 7:35 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER SCHMOLKE, IN PLANNING CASE 24-20, TO APPROVE AN AMENDMENT TO THE PLANNED USE DEVELOPMENT APPROVED IN PLANNING CASE 85-71, TO ALLOW A 59-UNIT APARTMENT PROJECT, SUBJECT TO THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH TITLE 11 OF CITY CODE
2. THE ADDITIONAL RESIDENTIAL UNIT SHALL MEET ALL APPLICABLE BUILDING CODES AND ENSURE CRITERIA IS MET FOR THE BUILDING INSPECTIONS DIVISION TO ISSUE A CERTIFICATE OF OCCUPANCY.

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3. TWO ADDITIONAL PARKING SPACES BE ADDED TO THE SITE, SUCH THAT A PARKING RATIO OF 2.25 SPACES OR MORE PER RESIDENTIAL UNIT BE MAINTAINED.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the August 5, 2024 City Council meeting.

7. PLANNING CASE 24-18, COMMERCIAL WIRELESS TOWER - TEMPORARY & PERMANENT, CITY OF COON RAPIDS, 11316 FOLEY BLVD NW

It was noted The City is requesting commercial tower approval to erect a 150-foot-tall temporary wireless communication tower and a 150-foot-tall permanent wireless communication tower as part of the project to remove the existing water tower at 11316 Foley Blvd, near the intersection of Foley and Northdale Blvd. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz asked if McDonald's will still be able to use the trash enclosure. Mr. Himmer stated the trash is currently being stored inside.

Chair Schwartz noted other cities use towers with all electrical components housed within the tower. Mr. Himmer stated he is unfamiliar with an option for all electrical components be housed within the tower. There would need to be up to three users inside to access the electrical components, which would require a very large base for the tower. The suggested tower is a typical base with an adjacent building similar to a shed.

Commissioner Schmolke asked if the conditions would apply to a temporary fence as well. Mr. Himmer explained only one portion of the site would be temporary.

Commissioner Geisler asked if the City is considering the sight lines for drivers. Mr. Himmer stated Staff had a similar conversation about screening efforts. Landscaping was considered, but it was decided the fence would do the best screening. The fence would be built with sight lines in mind.

Chair Schwartz opened the public hearing at 7:47 p.m.

Olesya Murza, 423 113th Ave NW, noted she will have her son interpret for her as she isn't the best with English. They live on the other side of the commercial property near the tower. They don't want the tower to be near their home because it would be very close to their yard. Since the new antennas were added to the water tower, her family and the family members of neighbors have experienced illnesses such as thyroid problems. Also, a majority of the trees in their yard have died, their dog even fell ill and died. She requested the Commission rethink the placement of the tower as she worries for her family. The circumstances may be hard to believe, but they are worrisome to her family.

Alexander Murza, 423 113th Ave NW, added their home has had poor phone connections since 5G was added to the area. Other neighbors have had similar experiences. Their garden and trees

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have been negatively impacted as well. He requested a different location be considered for the tower.

Chair Schwartz closed the public hearing at 7:53 p.m.

Chair Schwartz asked how many users utilize the 5G antennas. Mr. Himmer stated there is only one telecom provider utilizing an antenna.

Commissioner Casey thanked the public for their comments. She stated she doesn't have any expertise in analyzing their experiences. It isn't part of the Commission's consideration process.

Commissioner Schmolke noted her agreement with Commissioner Casey. At face value, the recommendation from Staff makes sense. She isn't sure how to integrate the public comment into the decision.

Commissioner Knoblauch pointed out the Commission considers public safety, traffic impacts, and water quality. Community health impacts are a gray area but are a similar concept. The merits of the public comments require additional investigation. There are too many similar experiences amongst the neighborhood for it to be considered a coincidence. Community health is an item the Commission should consider.

Commissioner Schmolke asked if Staff has information to provide to the Commission on the topic. The item could be tabled while information is gathered.

Mr. Pattsner explained City Code does consider the physical safety and stability of towers. If necessary, Staff could change the Code to address medical impacts down the line. However, the Commission must judge the request based on the current Code.

Commissioner Schmolke asked if there is information that could be provided to the public. Mr. Himmer stated he would be willing to work with the Murza family. The FCC determine what frequencies are considered safe. He added he isn't an expert in the subject.

MOTION BY COMMISSIONER NOE, SECONDED BY COMMISSIONER HEIKKILA, IN PLANNING CASE 24-18, TO RECOMMEND APPROVAL OF THE PROPOSED TEMPORARY AND PERMANENT COMMERCIAL TOWERS WITH THE FOLLOWING CONDITIONS:

1. ALL CITY STRUCTURAL REQUIREMENTS BE MET FOR BOTH TOWERS, INCLUDING THAT TOWERS BE DESIGNED SO THAT COLLAPSE WILL BE CONFINED TO THE SUBJECT PROPERTY IF APPLICABLE.
2. SUFFICIENT LANDSCAPING TO SCREEN THE GROUND EQUIPMENT FROM PUBLIC VIEW, OR AN OPAQUE FENCE TO SERVE THE SAME PURPOSE, BE SHOWN ON THE SITE PLAN, AS DETERMINED BY CITY STAFF.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the August 5, 2024 City Council meeting.

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NEW BUSINESS

None.

OTHER BUSINESS

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

ADJOURN

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER CASEY, TO ADJOURN THE MEETING AT 8:06 P.M. THE MOTION PASSED UNANIMOUSLY.

Transcribed by,
Shelby Zomermaand
Planning Commission Recording Secretary

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Planning Commission Regular **2.**

Meeting Date: 08/15/2024

Subject: PC 24-14 & 24-15, Site Plan & Preliminary Plat, September Son Architecture LLC, 10701 Butternut St

Submitted For: Max Pattsner, Senior Planner **From:** Max Pattsner, Senior Planner

INTRODUCTION

The applicant is requesting preliminary plat approval to create 34 lots and one outlot for the purpose of building a 34-unit townhome development. The applicant is also requesting site plan approval for said 34-unit townhome development.

On August 5, 2024, City Council denied the request to rezone the subject property from Office to Moderate Density Residential. Because the property is no longer zoned for a residential use, Staff will make a recommendation of denial for the proposal.

ACTIONS

Conduct a public hearing for preliminary plat
Conduct a public hearing for site plan
Decision on Site Plan by Planning Commission on: **8/15/2024**
Recommendation on Preliminary Plat by Planning Commission on: **08/15/2024**
Decision on Preliminary Plat by City Council on: **09/03/2024**

60 DAY RULE

The applicant submitted this application on:	**05/13/2024**
To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by:	**09/10/2024**

LOCATION

	Existing Use	**Comprehensive Plan**	**Zoning**
Subject Property	Community Garden for adjacent Peace Lutheran Church	Commercial Mixed-Use	Office
North	Peace Lutheran Church	Institutional	Low Density Residential 2
South	Summit Dental Care & Kinder Care Daycare	Commercial Mixed-Use	Office
East	City of Blaine	CC Community Commercial	B-2 Community Commercial
West	Single-Family & Two-Family Homes	Low Density Residential	LDR-2

DISCUSSION

Project Overview. This site plan and preliminary plat application (PC 24-14 & PC 24-15) relate to the parcel with temporary address 10701 Butternut St NW (PID 24-31-24-11-0070). The subject property is about 3.8 acres and is currently being used as a community garden for the adjacent Peace Lutheran Church to the north.

The applicant is proposing to construct 34 rental townhomes on the site tentatively called "Coon Rapids Townhomes." There are 22 three-bedroom units and 12 "three-plus-bedroom" (larger) units proposed. Each unit would be three stories and include a two-car garage in the rear and walking path in the front leading to the front door from the sidewalk. The site plan includes five six-unit buildings and one four-unit building.

Rezoning. In April of 2024, the applicant submitted application requesting a rezoning of the property from Office to Moderate Density Residential (MDR), based on the guided land use in the 2040 Comprehensive Plan of Commercial Mixed-Use. A public hearing was held at the May 16th Planning Commission meeting, and the Planning Commission voted to recommend approval. The City Council introduced the ordinance to rezone to MDR at the June 4th meeting, and at the August 5th meeting denied the request for rezoning.

RECOMMENDATION

In planning case 24-14, the Planning Commission **not approve** the proposed site plan based on the following finding:

1. Townhomes are not listed as a permitted use in the Office zoning district, as detailed in City Code Section 11-701.1. The proposed use does not match the current zoning.

In planning case 24-15, the Planning Commission recommend **denial** of the preliminary plat based on the following finding:

1. Townhomes are not listed as a permitted use in the Office zoning district, as detailed in City Code Section 11-701.1. The proposed use does not match the current zoning.

Attachments

Location Map

Location Map



COON RAPIDS
Minnesota

Prepared by: Planning Division

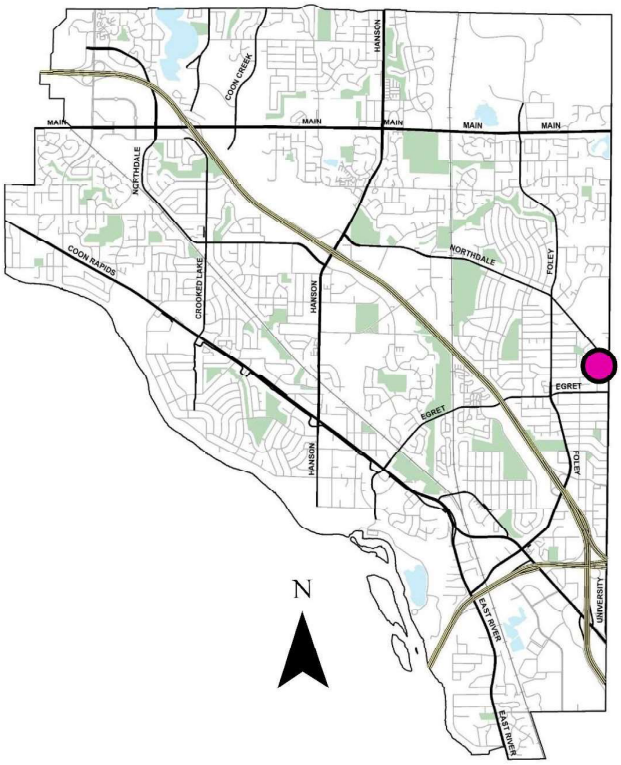
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Planning Case: 24-14 & 24-15

Land Use Review: Site Plan & Preliminary Plat

Applicant: September Son Architecture, LLC

Address or PID: 24-31-24-11-0070



Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located from various sources and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exact measurement of distance or direction or precision in the depiction of geographic features. if error or discrepancies are found please contact 763-767-6430.

Planning Commission Regular **3.**

Meeting Date: 08/15/2024

Subject: PC 24-22, Site Plan, Family Promise, 340 95th Ave

Submitted For: Max Pattsner, Senior Planner **From:** Max Pattsner, Senior Planner

INTRODUCTION

The applicant is requesting site plan approval for a new eight-unit apartment building aimed at residents transitioning out of homelessness. This housing would be built on property to the northeast and just across 94th Avenue from the existing Family Promise offices, with stormwater drainage extending onto a second adjacent parcel. Total housing on site is proposed to include a new eight-unit apartment building and an existing single-family rental home on the site, for a total of nine units on the site.

ACTIONS

Conduct a public hearing
Recommendation by Planning Commission
Decision City Council on: **09/03/2024**

60 DAY RULE

The applicant submitted this application on:	**07/08/2024**
To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by:	**09/06/2024**

LOCATION

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Single-Family Home	Commercial Mixed-Use	PORT Evergreen; River Rapids Overlay District
North	Mason Park (across HW 610)	Park, Recreation, or Preserve	LDR-2
South	Northern Sanitary Supply Co.	Commercial Mixed-Use	PORT Evergreen; River Rapids Overlay District
East	Single-Family Homes	Commercial Mixed-Use	PORT Evergreen; River Rapids Overlay District
West	Family Promise of Anoka County Office; Vacant	Commercial Mixed-Use	PORT Evergreen; River Rapids Overlay District

DISCUSSION

Project Overview. This site plan application relates to two lots near the intersection of 94th Ave, 95th Ave, and Holly St. The larger of the two properties is 1.38 acres in size, and is addressed at 340 95th Ave with PID: 25-31-24-43-0001 (Parcel One). The smaller property is 0.08 acres in size, has no address and has PID: 25-31-24-43-0049 (Parcel Two). The total area of the site is 1.46 acres. The applicant is proposing to use parcel one for all structures and most land improvements, and is proposing to use parcel two only to house an extension of the proposed stormwater pond. The Applicant has indicated interest in applying for site plan approval to add additional units in the future, however the current request only includes the eight apartment units and one single-family unit.

The proposed apartment building would include three two-bedroom units at a minimum floor area of 850 sq ft, and five efficiency units at a minimum floor area of 528 sq ft. The units would be full units with full bathrooms and kitchens meeting the requirements for apartment buildings in the PORT zoning districts. Although the rental of the units will be targeted at residents transitioning out of homelessness, the units themselves are standard and not substantially different from market-rate apartment units. The apartment building is also proposed to contain community amenities such as a community kitchen and dining room, play area, restrooms, and laundry room, as well as staff office space.

An outdoor children's play area and a pet run area are proposed as outdoor amenities for the site. Thirteen new parking spaces are proposed to be added, in addition to the existing parking spaces on the adjacent Family Promise office site to the southwest, 10 to 20 of which are proposed to serve the new dwelling units. A trash enclosure is proposed to be located at the end of the new parking lot. To meet stormwater requirements, an infiltration basin is proposed on the southeast corner of the site, straddling parcels one and two.

Analysis. Staff has evaluated the site plan application and offers the following analysis:

Dimensional Requirements – **two dimensional flexibilities requested**

PORT Evergreen Standards (11-903.6)	**Proposed**
Height – 20 ft min	**OK** - ~30' at middle of gable (~40' to peak)
Lot Area – 6,000 sf	**OK** – 1.46 acres (63,597 sf)
Lot Width – 50 ft min	**OK** - 210 ft
Impervious Coverage – 80% max	**OK** – 32.2%
Floor Area – 500 sf efficiency; 700 sf 2bd	**OK** – 528 sf efficiency; 850 sf 2bd
Open Space – 250 sf per unit (2,250 sf)	**OK** – 5,805 sf
Setbacks Required Bldg from arterial street ROW 22' Bldg from collector and local street 10' min, 20' max Bldg from property line 10' Parking from local street – no closer than the building Parking from adjacent property lines 10'	 **OK** – N/A **OK** – 17' **OK** – 17' **OK** - >50' **OK** – 10'
Parking – 2.25 spaces per unit (21 spaces) Garage spaces – 1 per unit (9 spaces) Private off-street – 1 per unit (9 spaces)	*OK with dimensional flexibility* – 13 spaces plus ~20 parking spaces on FP office site across 94th Ave 0 garage spaces 0 private off-street spaces
Lighting – minimum one foot-candle	*OK with condition* – minimum one foot-candle across parking lot

Development Guidelines – **conditions provided for pedestrian access and for landscaping**

River Rapids Overlay District Requirements (11-1003.11)	**Staff Analysis and Comments**
Two story expression – pitched roofs, dormers, gables containing windows	**OK** – Building includes multiple gables of different sizes as well as covered patios and awnings.
Building massing – staggering building, adding columns, components, recessing doorways, uneven facades, etc.	**OK** – Different colors and materials are uses for different sections of the building. Central covered patio contains columns and acts as a focal point. Windows on all building faces.

Facades – articulate building facades	**OK** – Building facades are articulated with material/color changes, gables, windows, vents, columns, and awnings.
Varied roof shapes	**OK** – Pitched roof and gables used to provide variety
Focal element or feature – elevating part of the building, tower or emphasizing prominent part of building, etc.	**OK** – Covered patios with columns at front and rear entrances, and awnings over doors on/near the side faces act as visual focal elements.
Canopies and Awnings – fronts of building face street	**OK** – Entryway treatments provided
Building Materials – high quality materials like brick, natural stone, stucco, textured cast stone, fiber-cement siding, CMUs	**OK** – The exterior of the building includes a variety of materials and colors including brick, fiber substrate panel w/ battens, hardie lap siding.
Windows and Doors – 60% of horizontal distance between 3 and 8 feet of retail façade	N/A – only applies to office and retail uses
Outdoor Spaces – outdoor plazas, seating, dining, etc.	**OK** – A covered outdoor patio is provided with benches at the front and rear entrances, and a children's play area and pet area are provided elsewhere on site.
Parking – locate parking to rear or side of buildings	**OK** – New parking spaces (13) are located behind the building. Additional parking located offsite.
Pedestrian Access and Circulation – ped and bike amenities and circulation	**OK** – On-site sidewalk circulation is provided between the building and parking areas, between buildings, and around the site. A bike rack is provided as well.
Urban Design Furniture and Amenities – benches, trash receptacles, bike racks, lighting	**OK –** Seating areas are proposed on patios.
Landscaping	*OK with condition* **–** see below
Lighting – accent lighting on facades, landscape treatments, etc.	*OK with condition* **–** lighting provided on the exterior of the building. Overhead lights are proposed for the parking lot.
Fuel Pump Canopy (if applicable)	N/A – no fuel pump canopy proposed
Balconies, Decks, and Porches (if applicable)	N/A – rooms are accessed internally
Entry Steps (if applicable)	N/A – rooms are accessed internally
Loading Spaces – loading spaces, overhead doors, service area cannot face Coon Rapids Blvd and be in rear yard	N/A – no overhead doors proposed
Screening of mechanical equipment	**OK –** mechanical equipment proposed to be located behind the building.
Screening of dumpsters and recycling containers	**OK –** trash enclosure to have three sides of matching material to the exterior building with a fourth side as a durable gate.

Site Plan Criteria – **conditions provided for pedestrian access and for landscaping**

Site Plan Standards for Approval (Ch. 11-304.7)	**Staff Analysis and Comments**
(a) Be compatible with the surrounding land uses	**OK -** Proposed site plan is compatible with adjacent office and residential land uses. This use is a permitted use in the PORT zoning district.

(b) Preserve existing natural features whenever possible	**OK –** Existing trees will be preserved along the north side of the side and around the existing single-family home. The site will provide adequate landscaping and stormwater infiltration to ensure proper on-site management.
(c) Achieve a safe and efficient circulation system	*OK with condition* **–** The parking spaces and drive aisles are sufficient width to allow for safe and efficient traffic circulation. Access to the site is provided from 94th Ave. Internal sidewalk circulation is provided for residents, employees and guests. Parking lot striping on the office site is required as a condition.
(d) Not place excessive traffic loads on local streets	**OK –** The traffic generated by the proposed site plan can be accommodated on the existing streets. Minimal traffic would be added to existing residential streets containing residential driveways. Access to Coon Rapids Blvd is via Flintwood St or Holly St.
(e) Conform to the city's plan for parks, streets, service drives and walkways	**OK –** Both the River Rapids Overlay District and PORT District guide development to be pedestrian-oriented and create a pedestrian-friendly environment. Pedestrian access to the site and internal pedestrian circulation is proposed. Transit access exists nearby with stops for the Metro Transit 852 bus located within 400 feet of the site on Coon Rapids Blvd.
(f) Conform to the city's Comprehensive Land Use Plan	**OK –** The proposed use aligns with the commercial mixed-use future land use designation. This proposal is consistent with Housing Policy 2-1, 2-4, 2-5 & Land Use Policy 1-2, 6-1, 6-5.
(g) Achieve a maximum of safety, convenience and amenities	**OK –** An internal sidewalk system connects the building entrances to the new parking area. The existing parking area on the Family Promise office site does not have a designated pedestrian connection; however due to minimal proposed use of the parking lot and minimal vehicle traffic on 94 th Avenue, Staff do not think this is necessary.
(h) Show sufficient landscaping to reasonably screen undesirable features and to enhance the image of the development	**OK with condition –** see below
(i) Not create detrimental disturbances to surrounding properties	**OK -** Because of similar intensity of adjacent commercial and office uses, and the large setbacks of adjacent single-family residential uses, the project will not create disturbances that are detrimental to surrounding properties.
(j) Meet requirements of this Title	**OK –** The project has one dimensional flexibility requested that meets the intent of the PORT District and River Rapids Overlay District.
(k) Show efforts to conserve energy whenever practical	**OK –** Sustainability comments are included for the applicant for consideration.

Circulation **– pedestrian access from the public right-of-way**
Vehicles would enter and exit the site from 94th Ave to and from the parking area, and occasionally would use 94th Ave or Coon Rapids Blvd to access the Family Promise office site to use that parking lot. The site would have 13 new parking stalls in addition to the ~20 existing parking stalls (not including the ten needed for the existing office

building) on the Family Promise office site to the southeast.

The River Rapids Overlay District and PORT District guide development to be pedestrian-oriented and create a pedestrian-friendly environment. There are sidewalks provided around the site for residents to walk on-site and access the site from 94th Ave. There is also a covered patio area, children's play area, and pet area for residents. There are no sidewalk connections directly to or from the site on 94th Ave, although the existing sidewalks along Coon Rapids Blvd, which provide access to a transit stop, are accessible via the office site parking lot.

Parking – **resident vehicle access and storage**
The existing parking lot accessory to the Family Promise office site to the southwest of the subject property, across 94th Ave, is proposed to be used for resident parking, in addition to the 13 new spaces proposed on site. This parking lot is currently unstriped and contains about 30 spaces. Ten spaces are needed for the existing office building, leaving about 20 spaces for the apartment site. A requirement to stripe the office parking lot has been included as a condition.

Although this additional parking is needed in order to meet City Code requirements, it is the opinion of the applicant that it will rarely be used by residents. The applicant states that, on average, only about 60% of households residing in Family Promise housing own vehicles, and it is rare for a household to own more than one vehicle. Based on this information, it could be expected that the number of parking spaces needed to hold all resident vehicles would be unlikely to exceed 13.

To add to this, current traffic on 94th Ave is minimal, since the street does not contain any residential driveways or primary accesses to business, and only extends from Holly St to Flintwood St, both of which are also connected via 95th Ave and via Coon Rapids Blvd. Based on this information, Staff do not believe that additional pedestrian infrastructure is necessary to connect the Family Promise office site parking lot to the apartment, since both pedestrian crossing and vehicle use of 94th Ave are likely to be minimal.

The PORT district requires 2.25 spaces per unit, or 21 spaces, one per unit of which (nine spaces) need to be covered. Through parking on the site and on the adjacent office site, the applicant is proposing a sufficient number of spaces, however no covered spaces are proposed. The applicant is requesting flexibility to allow only uncovered parking spaces onsite.

Density – **conformance with the 2040 Comprehensive Plan**
The applicant is proposing 9 units on 1.52 acres, or 5.9 units per acre. The housing density range stated in the 2040 Comprehensive Plan for the Commercial Mixed-Use district is 10 to 50 units per acre. However, this density is calculated as an average of the entire district, and the proposed development will not bring the overall average density below the minimum 10 units per acre. The applicant will also have the opportunity in the future to propose additional residential buildings on site, which will increase the density on site and bring it closer to the 10 units/acre threshold.

Grading, Drainage and Utilities – **Engineering Comments provided for applicant**
Engineering comments are provided for the proposed grading, drainage and utilities to comply with all applicable requirements. A permit approving the site's stormwater management is required from the Coon Creek Watershed District before a building permit would be issued by the City.

Landscaping – **ensure entire site will meet minimums when complete**
The applicant is planning to remove 44 existing trees of various sizes, and keep 20 existing trees on site. The applicant is also proposing to add eight overstory trees, seven evergreen trees, and one ornamental tree to the site, for a total of 16 trees, and add 80 shrubs to the site in the area around the apartment building.

City landscaping requirements provide numbers of trees and shrubs needed to satisfy the street frontage, open yard, parking lot, and screening requirements. With 5,805 square feet of open space provided onsite, at least eight trees and 12 shrubs need to be provided. This requirement is met by the 16 new trees and 80 new shrubs provided, along with the 20 existing trees saved. One tree is also required per 40 feet of street frontage (inclusive of open space trees). Due to existing utility lines onsite, the frontage area along 94th Ave does not work as a location for new

trees. However, at Staff request, about seven trees, four of which are overstory and three of which are evergreen, are proposed along the front of the stormwater pond and near the front of the apartment building. Staff believe that this effort does substantially meet the requirement, given the unique site constraint caused by the location of utilities.

Screening required between the site and adjacent residential uses include a bufferyard containing at least 40 landscape units (based on number of overstory/evergreen/ornamental trees and shrubs in the bufferyard). The applicant has provided 70 landscape units, meeting this requirement. A three-foot berm is also required between the parking area and the adjacent residential properties, which has not been provided by the applicant, and is addressed as a condition of approval.

Signage **– requires separate sign permits and approval**
The applicant plans to propose signage separately from the current site plan.

FLEXIBILITIES

The applicant is requesting Flexibility from certain standards of the PORT and River Rapids Overlay Districts. City Code Section 11-306.5 allows granting of Flexibility provided certain finds are met.

Dimensional Flexibility for Parking
The modification is necessary to respond to site conditions, will result in better integration of uses or additional public amenities, and will further the intent of this Section.
The PORT district requires 2.25 spaces per unit, or 21 spaces, one per unit of which (nine spaces) need to be covered. Through parking on the site and on the adjacent office site, the applicant is proposing a sufficient number of spaces, however no covered spaces are proposed. Due to the unique circumstances of the type of resident that Family Promise targets, residents often do not own vehicles, and very rarely own more than one vehicle. It is also rare for residents to require storage space outside of what is available in the apartments themselves. It is also worth noting that the site is not intended for long-term residents – usually not more than one year. Thus, staff believe that these circumstances make it reasonable on this site not to provide covered parking spaces.

RECOMMENDATION

In planning case 24-22, the Planning Commission **recommend approval** of the proposed site plan with the following conditions:

1. All engineering comments be addressed.
2. All sustainability comments be considered.
3. The applicant enter into a site security agreement with the City.
4. All units on site, including the existing single-family home, be connected to City sewer and water utilities.
5. A shared parking agreement be executed between owners of the subject property and the Family Promise office site (PID: 25-31-24-43-0044)
6. The parking lot on the Family Promise office site, to be used for parking for the apartment project, be striped to the standards of City Code Section 11-1202.
7. All parking areas on site be lit to one foot candle.
8. A right of entry agreement be established between the City and property owner to provide City access to hydrants located outside the public right of way.
9. A three-foot berm or three-foot high solid hedge is provided between the parking area on site and the adjacent single-family residential parcels.
10. All signage is subject to separate sign permits.

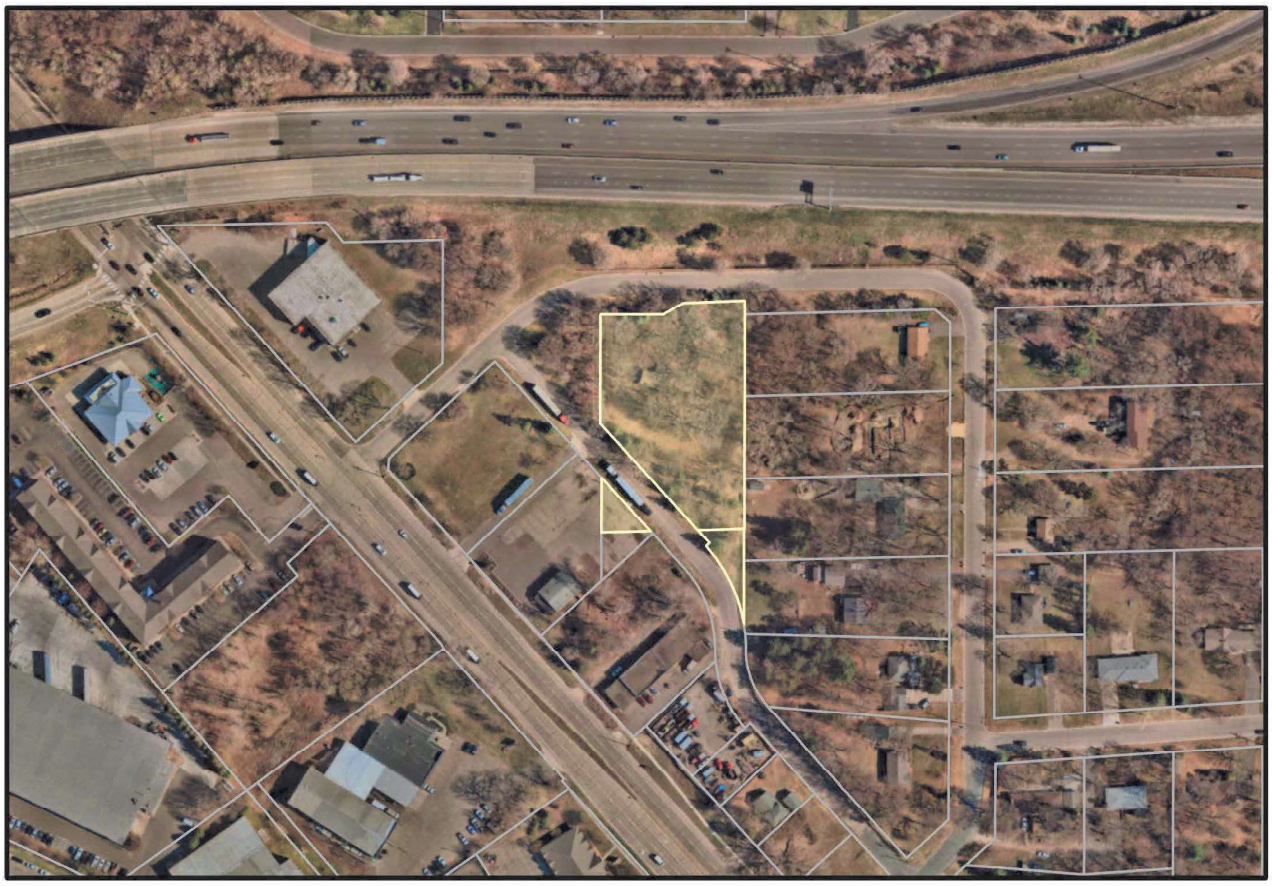
In planning case 24-22, the Planning Commission **recommend approval** of Dimensional Flexibility for parking, finding the modifications are necessary to respond to site conditions, result in better integration of uses or additional public amenities and further the intent of the PORT District.

Attachments

Location Map

Site Plan
Landscaping Update
Common Open Space
Engineering Comments
Sustainability Comments

Location Map



COON RAPIDS
Minnesota

Prepared by: Planning Division

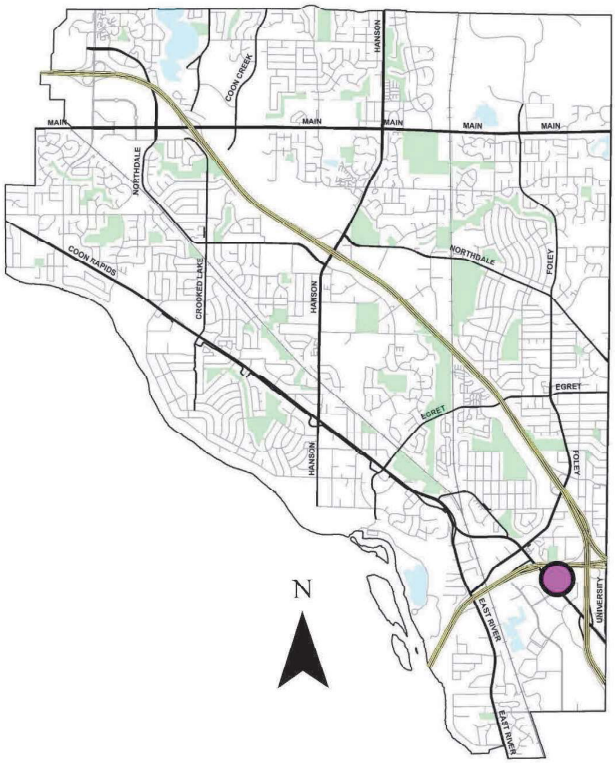
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Planning Case: 24-22

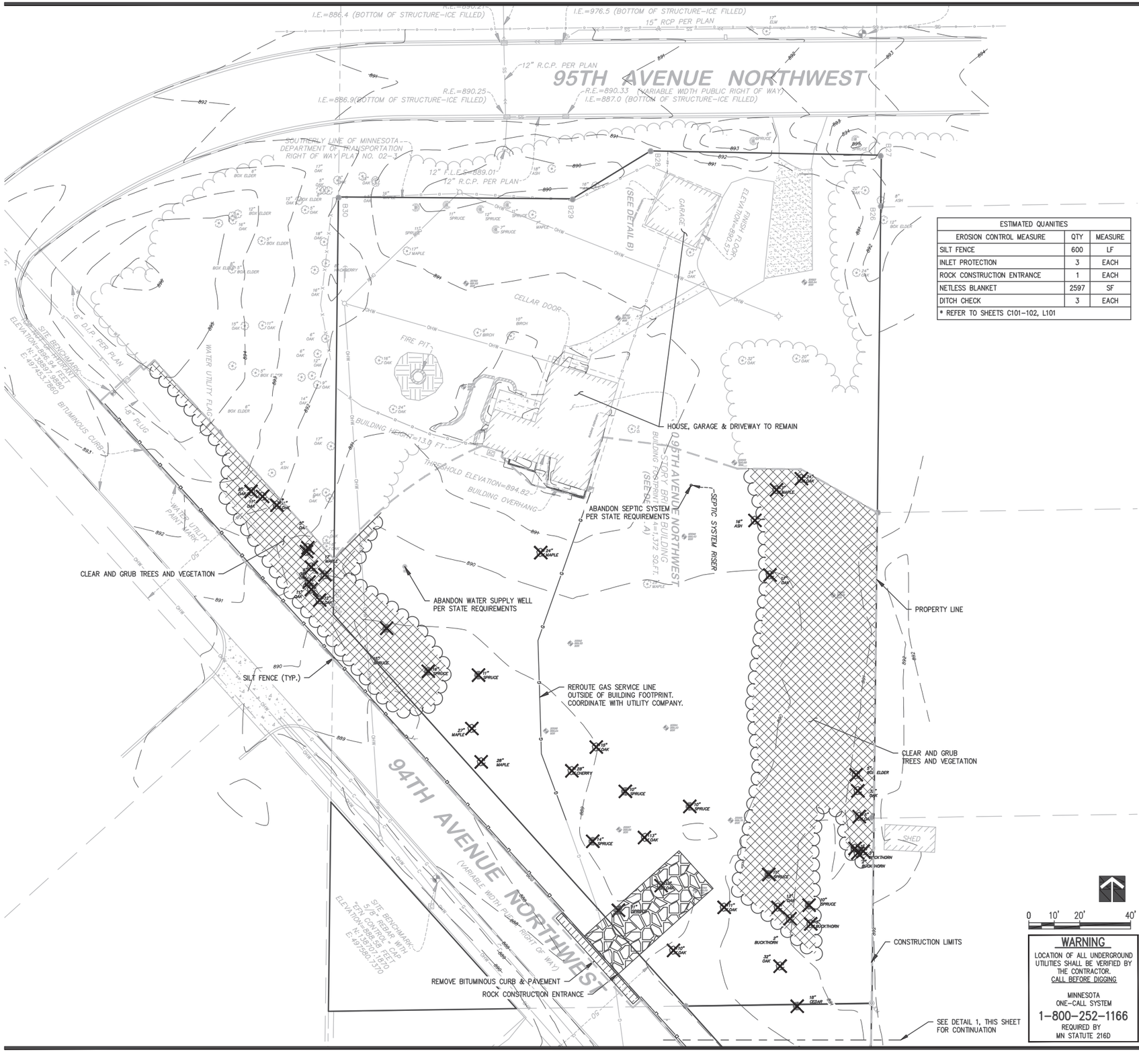
Land Use Review: Site Plan

Applicant: Family Promise in Anoka County

Address or PID: 340 95th Ave NW
25-31-24-43-0001 & 24-31-24-43-0049



Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located from various sources and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exact measurement of distance or direction or precision in the depiction of geographic features. If error or discrepancies are found please contact 763-767-6430.



ESTIMATED QUANITIES		
EROSION CONTROL MEASURE	QTY	MEASURE
SILT FENCE	600	LF
INLET PROTECTION	3	EACH
ROCK CONSTRUCTION ENTRANCE	1	EACH
NETLESS BLANKET	2597	SF
DITCH CHECK	3	EACH
* REFER TO SHEETS C101-102, L101		

LEGEND

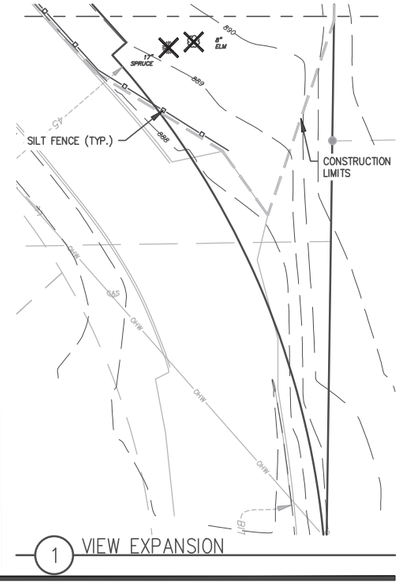
- CONSTRUCTION LIMITS
- ROCK CONSTRUCTION ENTRANCE, SEE 1/C501
- SILT FENCE, SEE 6/C501
- TYPE I INLET PROTECTION, SEE 5/C501
- TREE PROTECTION, SEE 2/C501
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE
- REMOVE TREE
- CLEAR & GRUB

GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL WORK IN THE RIGHT-OF-WAY. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WHILE WORKING WITHIN THE RIGHT-OF-WAY.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING. SEE PROJECT MANUAL FOR REQUIREMENTS.
3. THE CONTRACTOR SHALL VERIFY THE PROJECT LOCATION WITH SITE INTERFACES INCLUDING BUT NOT LIMITED TO UTILITIES, SIDEWALKS, EXISTING GRADES AND PROPOSED GRADES. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO EXECUTING THE WORK. NOTIFY THE ENGINEER IF FIELD CONDITIONS VARY FROM THE PLAN.
4. ALL BITUMINOUS AND CONCRETE REMOVAL LIMITS SHALL BE SAW CUT TO A NEAT LINE PRIOR TO PLACEMENT OF ANY NEW MATERIAL AGAINST EXISTING EDGES.
5. REMOVE ALL CONCRETE PAVEMENT, CONCRETE CURB AND CONCRETE CURB AND GUTTER TO NEAREST EXISTING JOINT. PARTIAL PANEL REPLACEMENT IS NOT PERMITTED. ANY PANEL DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE FULLY REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
6. ALL EXISTING AND PROPOSED STRUCTURE ACCESS COVERS SHALL BE ADJUSTED TO FINISHED GRADE BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING PAVEMENTS DESIGNATED TO REMAIN. ANY PAVEMENTS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON THIS PORJECT. THE EROSION CONTROL DEVICES SHOWN IN THESE DRAWINGS ARE THE MINIMUM REQUIREMENTS. CONSTRUCT EROSION CONTROL DEVICES AS SHOWN AND AS NECESSARY TO PREVENT THE RUNOFF, TRACKING OR LOSS OF SOIL MATERIALS FROM DISTURBED AREAS ON THE PROJECT SITE.
2. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANDY LAND IS OTHERWISE DISTURBED ON THE SITE.
3. THE SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES ARE THE MINIMUM. ADDITIONAL SEDIMENT CONTROL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.
4. PUBLIC AND PRIVATE DRIVES SHALL BE SWEPT CLEAR AS NEEDED TO KEEP THE PAVEMENT CLEAR OF SEDIMENT AND CONSTRUCTION DEBRIS.
5. REFER TO SHEET C102 FOR EROSION AND SEDIMENT CONTROL TO BE INSTALLED AFTER CONSTRUCTION OF SITE FEATURES.
6. CONTRACTOR TO LOCATE CONCRETE WASHOUT FACILITY ON SITE AND PROTECT SITE AND ADJACENT PROPERTY FROM CONCRETE WASHOUT RUNOFF.



1 VIEW EXPANSION

WARNING
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING
MINNESOTA ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY MN STATUTE 216D

LHB
701 Washington Ave. N. Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
FAMILY PROMISE IN ANOKA COUNTY
363 COON RAPIDS BLVD NW
COON RAPIDS, MN 55433

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
2	07/08/2024	CITY & WATERSHED SUBMITTAL
1	06/11/2024	SCHEMATIC DESIGN

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
07/08/2024

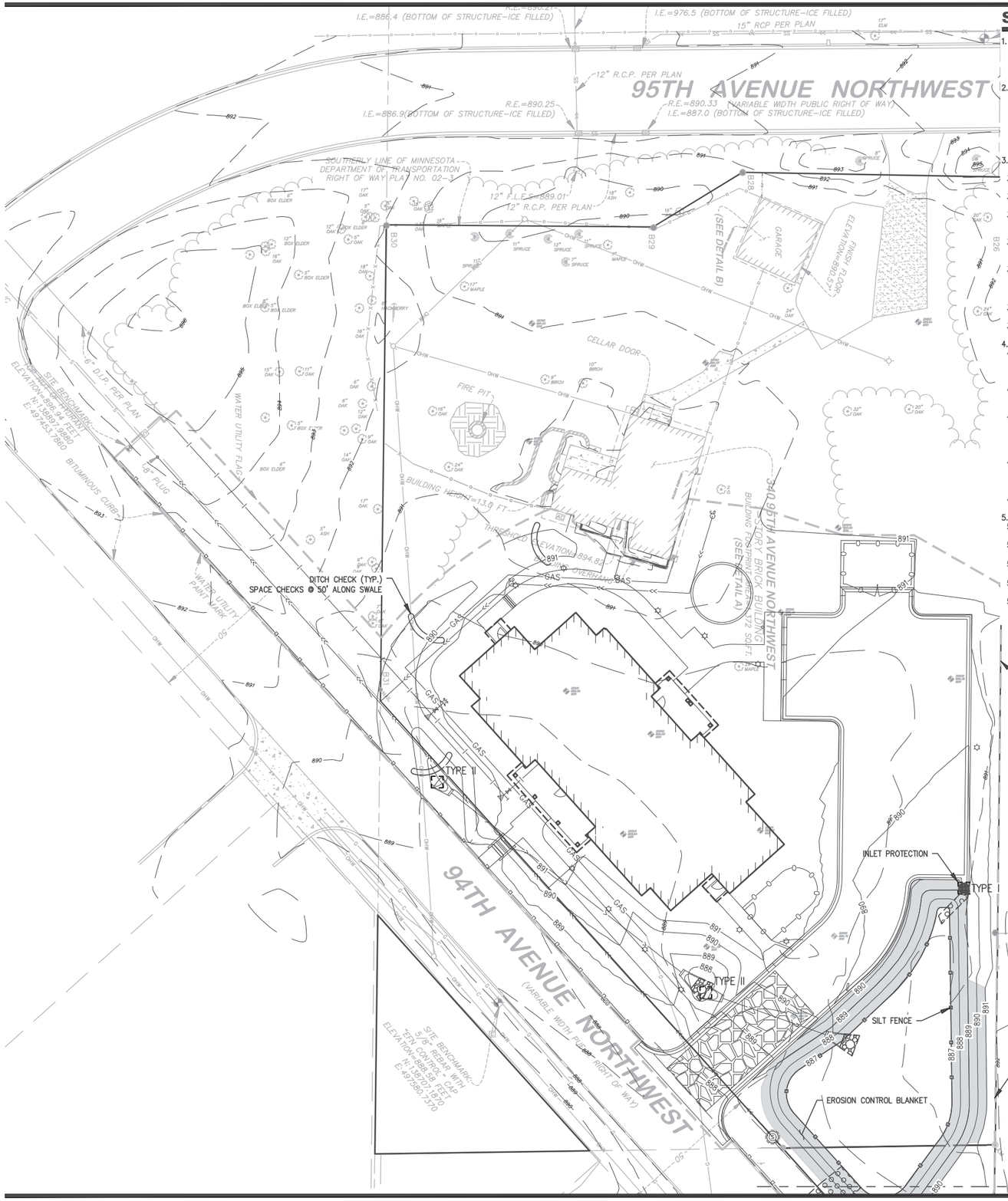
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PROJECT NAME:
FAMILY PROMISE
340 95TH AVE NW
COON RAPIDS, MN 55433

DRAWING TITLE:
REMOVALS & INITIAL EROSION CONTROL PLAN

DRAWN BY: DPG
CHECKED BY: MMW
PROJ. NO: 230138
DRAWING NO: **C101**

File Path: J:\230138\50 Drawings\CAD\230138 C101 Removals & EC Plan.dwg
Plot Date: 9/29/2021 4:29 PM



SOIL AMENDMENT PROCEDURE

1. SOILS DISTURBED BY THE CONTRACTOR'S OPERATIONS WITH IN THE PROJECT LIMITS THAT ARE INTENDED TO SUPPORT PERVIOUS SURFACES SHALL BE AMENDED TO MITIGATE FOR SOIL COMPACTION PER THE COON CREEK WATERSHED DISTRICT (CCWD) SOIL AMENDMENT GUIDELINES.
2. CONTRACTOR SHALL SUBMIT AN AMENDED SOILS WORK PLAN TO CCWD STAFF AT PRECONSTRUCTION MEETING. AMENDED SOILS WORK PLAN SHALL INCLUDE INFORMATION ON METHOD, EQUIPMENT TO BE USED, PHASING, NAME OF RESTORATION SUBCONTRACTOR, AND OTHER INFORMATION RELEVANT TO ENSURING THE GOAL OF THE AMENDED SOILS WILL BE MET. FINAL APPROVAL WILL NOT BE GRANTED WITHOUT A SATISFACTORY AMENDED SOILS WORK PLAN.
3. SOILS AMENDMENT PROCEDURE OPTION E: STOCKPILE SITE SOILS, REAPPLY, AND AMEND IN PLACE.
   - 3.1. ONLY APPLICABLE WHERE THE SOIL IS NOT THE ORIGINAL, UNDISTURBED SOIL NATIVE TO THE SITE.
   - 3.2. REMOVE SOIL AND STOCKPILE IN AN APPROVED LOCATION PRIOR TO GRADING.
   - 3.3. AFTER GRADING AND OTHER DISTURBANCES ARE COMPLETED, REAPPLY SOIL TO A MINIMUM 6-INCH DEPTH FOR HSG A OR 12-INCH DEPTH FOR ALL OTHER SOIL TYPES.
   - 3.4. BEFORE APPLYING THE TOPSOIL MIX, TILL THE COMPACTED SUBSOIL AT LEAST 2 INCHES DEEP OR ROTOTILL SOME OF THE NEWLY APPLIED TOPSOIL INTO THE SUBSOIL.
   - 3.5. APPLY A LAYER OF COMPOST TO THE REAPPLIED SOILS TO A MINIMUM 2.5-INCH DEPTH. USE MNDOT 3890 GRADE 2 CERTIFIED COMPOST. THE COMPOST SHALL NOT CONTAIN ANY BIOSOLID/MIXED MUNICIPAL COMPOST/ANIMAL MANURE COMPONENTS.
   - 3.6. RETAIN COMPOST TEST RESULTS AND RECEIPTS FOR COMPOST DELIVERED TO THE SITE.
   - 3.7. ROTOTILL COMPOST INTO SOIL TO A DEPTH OF AT LEAST 8 INCHES.
4. INSPECTION AND TESTING
   - 4.1. COMPARE SITE CONDITIONS WITH THE APPROVED PLAN SET.
     - 4.1.1. ENSURE SITE CONDITIONS MATCH APPROVED DRAWINGS.
     - 4.1.2. VERIFY THAT THE AMENDED SOILS HAVE BEEN FENCED OFF TO PREVENT COMPACTION.
   - 4.2. INSPECT DELIVERY TICKETS FOR COMPOST AND TOPSOIL.
     - 4.2.1. THE CONTRACTOR MUST PROVIDE ORIGINAL DELIVERY TICKETS AND NECESSARY SOILS TESTS TO VERIFY SITE CONDITIONS.
   - 4.3. VERIFY DEPTH OF AMENDED SOILS AND SCARIFICATION:
     - 4.3.1. DIG AT LEAST ONE TEST HOLE PER ACRE TO VERIFY 8-INCH TOPSOIL DEPTH.
     - 4.3.2. THE TOP 8 INCHES SHOULD BE EASY TO DIG USING A GARDEN SPADE AND BE DARK IN COLOR.
   - 4.4. CHECK SOIL DEPTH IN SEVERAL SPOTS:
     - 4.4.1. USE A "ROD PENETROMETER" TO CONFIRM THAT SOIL IS UNCOMPACTED 12 INCHES DEEP AT 10 LOCATIONS PER ACRE, WITH A MINIMUM OF TEN ON SMALLER SITES.
   - 4.5. COORDINATE WITH LANDSCAPING CONTRACTOR.
5. THIS PROCEDURE SHALL NOT BE APPLIED TO THE FOLLOWING AREAS:
   - 5.1. IN AREAS WHERE TREE ROOTS ARE TO BE PROTECTED, WHICH GENERALLY EXTENDS TO THE TREE CANOPY DRIPLINE.
   - 5.2. ON SLOPES EXCEEDING 10 PERCENT UNLESS PERMANENT EROSION CONTROL MEASURES ARE IMPLEMENTED.
   - 5.3. WHEN SURFACE SOILS ARE SATURATED OR WET (EXCEED FIELD CAPACITY) OR ON DRY SOILS.
   - 5.4. SURFACE DRAINAGE IS TOWARD AN EXISTING OR PROPOSED BUILDING FOUNDATION.
   - 5.5. CONTRIBUTING IMPERVIOUS SURFACE AREA EXCEEDS THE SURFACE AREA OF THE AMENDED SOILS.

LEGEND

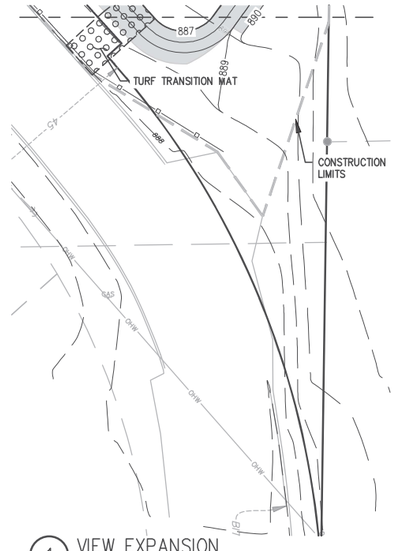
- CONSTRUCTION LIMITS
- SILT FENCE, SEE 6/C501
- TYPE I — INLET PROTECTION, SEE 5/C501
- EROSION CONTROL BLANKET, SEE GENERAL NOTE 4 & 3/C501.
- TURF TRANSITION MAT, SEE 7/C501.
- RIPRAP
- DITCH CHECK, SEE 4/C501

GENERAL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES INDICATED ON SHEET C101 ARE TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
2. REFER TO LANDSCAPE PLAN FOR PERMANENT TURF ESTABLISHMENT REQUIREMENTS.
3. SEE SHEETS C101 FOR INITIAL EROSION CONTROL PLAN.
4. SLOPES TO BE STABILIZED WITH MNDOT CATEGORY 20 BLANKET AND BIODEGRADABLE STAPLES OR APPROVED EQUAL. NETTING AND METAL STAPLES WILL NOT BE ALLOWED.

STORMWATER BMP NOTES

1. EXCAVATION OF INFILTRATION AREAS SHALL BE COMPLETED USING A BACKHOE WITH A TOOTHED BUCKET. WHERE POSSIBLE, EXCAVATION SHALL BE DONE FROM THE SIDES AND OUTSIDE THE FOOTPRINT OF THE INFILTRATION AREA TO AVOID SOIL COMPACTION.
2. NATIVE SOILS IN INFILTRATION AREAS SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 18 INCHES BELOW THE SUBGRADE.
3. CONTRACTOR SHALL NOT COMPACT THE SUBGRADE BENEATH THE INFILTRATION SYSTEM.
4. INFILTRATION PERIMETER CONTROL AND EROSION CONTROL PRACTICES SHALL REMAIN IN PLACE UNTIL THE FINAL COMPLETION OF THE PROJECT OR VEGETATION HAS BEEN ESTABLISHED (WHICHEVER IS LATER).
5. INSTALLATION OF INFILTRATION PRACTICES SHALL BE DONE DURING PERIODS OF DRY WEATHER AND COMPLETED BEFORE A RAINFALL EVENT. PLACEMENT OF ENGINEERED SOILS SHALL BE ON DRY NATIVE SOIL ONLY.
6. THE BOTTOM EXCAVATION SURFACE OF INFILTRATION/FILTRATION AREAS SHALL BE LEVEL WITHOUT DIPS OR SWALES.
7. DURING CONSTRUCTION, STORMWATER MUST BE ROUTED AROUND INFILTRATION AREAS UNTIL ALL CONSTRUCTION ACTIVITY HAS CEASED AND TRIBUTARY SURFACES ARE CLEANED OF SEDIMENT. IT IS REQUIRED THAT IMPERVIOUS AREA CONSTRUCTION IS COMPLETED, AND PERVIOUS AREA ESTABLISHED WITH DENSE AND HEALTHY VEGETATION PRIOR TO INTRODUCTION OF STORMWATER INTO A VEGETATED INFILTRATION PRACTICE.
8. ENGINEERED SOIL SHALL REMAIN UNCONTAMINATED (NOT MIXED WITH OTHER SOIL) BEFORE AND DURING INSTALLATION.
9. TESTING DURING CONSTRUCTION: PRIOR TO COMPLETION OF THE STORMWATER INFILTRATION BEST MANAGEMENT PRACTICES (BMPs), FIELD INFILTRATION TESTS SHALL BE COMPLETED TO CONFIRM THE INFILTRATION RATE. REFER TO SPECIFICATION SECTION 31 2323 FOR ADDITIONAL REQUIREMENTS.



1 VIEW EXPANSION

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THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
2	07/08/2024	CITY & WATERSHED SUBMITTAL
1	06/11/2024	SCHEMATIC DESIGN

NO	DATE	REVISION

PRELIMINARY
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07/08/2024

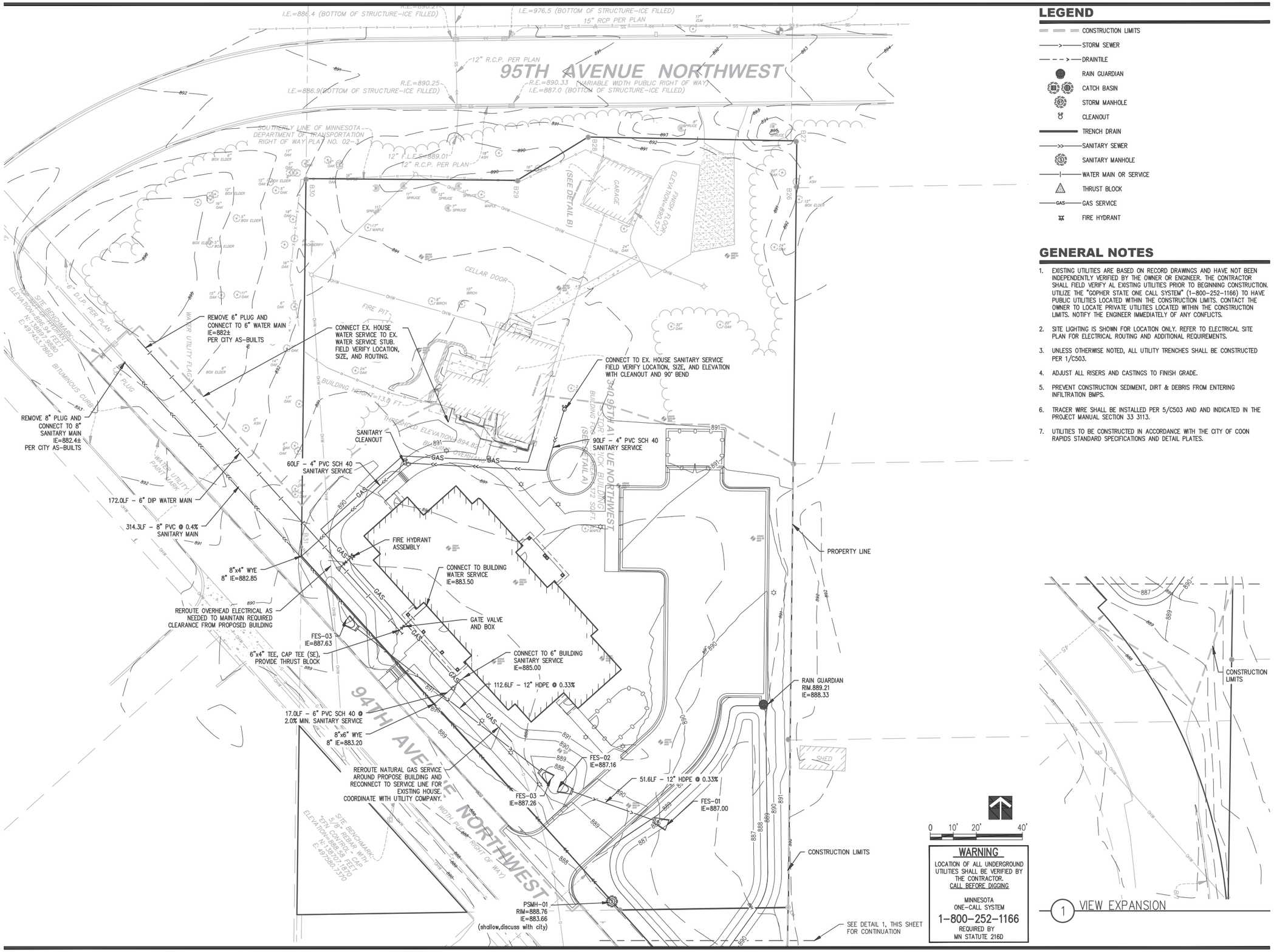
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PROJECT NAME:
FAMILY PROMISE
340 95TH AVE NW
COON RAPIDS, MN 55433

DRAWING TITLE:
PROPOSED EROSION CONTROL PLAN

DRAWN BY: DPG
CHECKED BY: MMW
PROJ. NO: 230138
DRAWING NO: C102

File Path: I:\2023\230138\500 Drawings\Civil\230138 C102 Prop EC.dwg
Plot Date: 9/29/2021 4:29 PM



LEGEND

- CONSTRUCTION LIMITS
- STORM SEWER
- DRAINTILE
- RAIN GUARDIAN
- CATCH BASIN
- STORM MANHOLE
- CLEANOUT
- TRENCH DRAIN
- SANITARY SEWER
- SANITARY MANHOLE
- WATER MAIN OR SERVICE
- THRUST BLOCK
- GAS SERVICE
- FIRE HYDRANT

GENERAL NOTES

1. EXISTING UTILITIES ARE BASED ON RECORD DRAWINGS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THE CONTRACTOR SHALL FIELD VERIFY AL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. UTILIZE THE "COPHER STATE ONE CALL SYSTEM" (1-800-252-1166) TO HAVE PUBLIC UTILITIES LOCATED WITHIN THE CONSTRUCTION LIMITS. CONTACT THE OWNER TO LOCATE PRIVATE UTILITIES LOCATED WITHIN THE CONSTRUCTION LIMITS. NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS.
2. SITE LIGHTING IS SHOWN FOR LOCATION ONLY. REFER TO ELECTRICAL SITE PLAN FOR ELECTRICAL ROUTING AND ADDITIONAL REQUIREMENTS.
3. UNLESS OTHERWISE NOTED, ALL UTILITY TRENCHES SHALL BE CONSTRUCTED PER 1/C503.
4. ADJUST ALL RISERS AND CASTINGS TO FINISH GRADE.
5. PREVENT CONSTRUCTION SEDIMENT, DIRT & DEBRIS FROM ENTERING INFILTRATION BMPS.
6. TRACER WIRE SHALL BE INSTALLED PER 5/C503 AND AND INDICATED IN THE PROJECT MANUAL SECTION 33 3113.
7. UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF COON RAPIDS STANDARD SPECIFICATIONS AND DETAIL PLATES.

LHB
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CLIENT:
FAMILY PROMISE IN ANOKA COUNTY
363 COON RAPIDS BLVD NW
COON RAPIDS, MN 55433

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07/08/2024

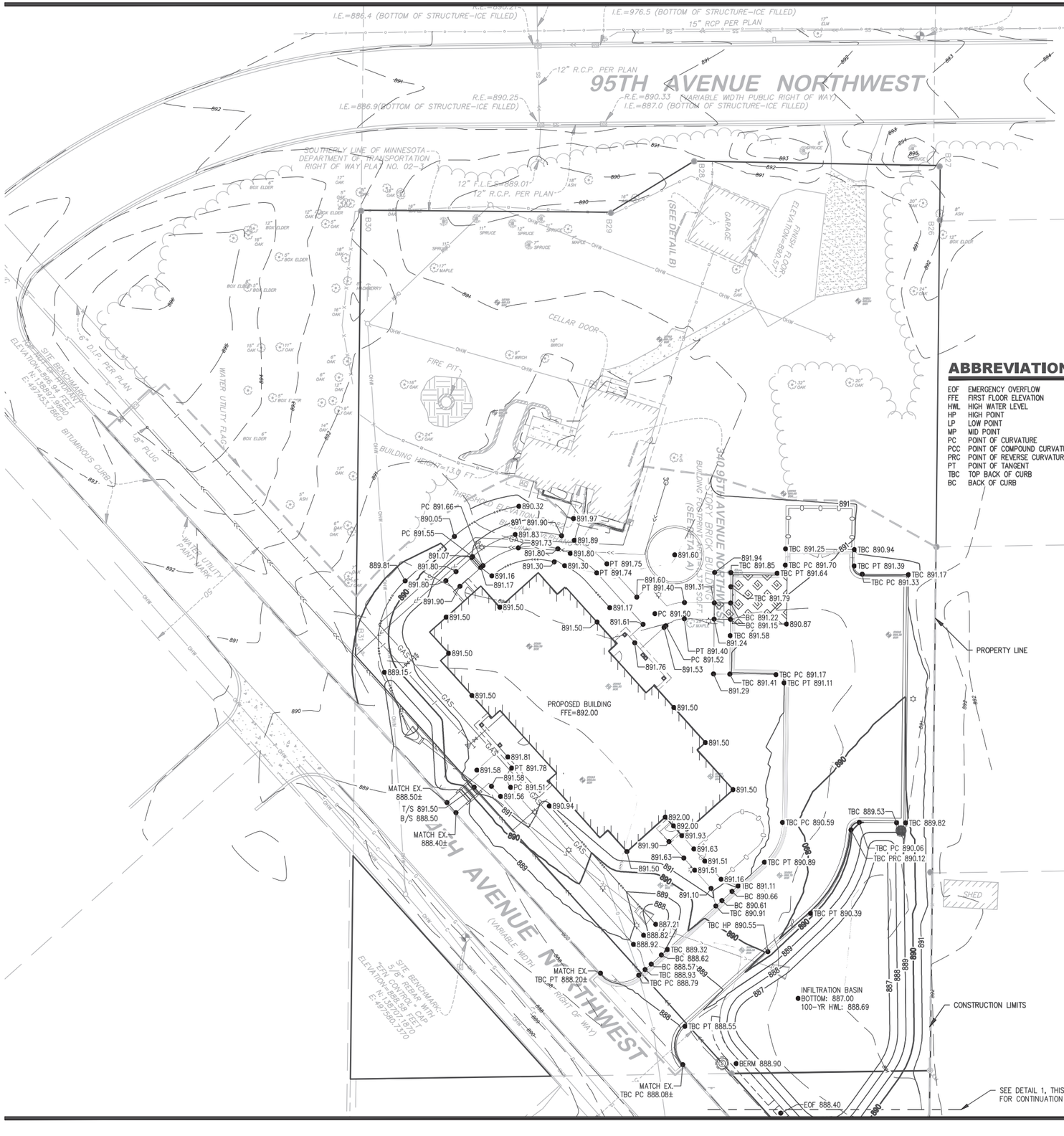
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PROJECT NAME:
FAMILY PROMISE
340 95TH AVE NW
COON RAPIDS, MN 55433

DRAWING TITLE:
UTILITY PLAN

DRAWN BY: DPG
CHECKED BY: MMW
PROJ. NO: 230138
DRAWING NO: C201

File Path: ...\230138\50 Drawings\Civil\230138 C201 Utility Plan.dwg
Plot Date: 9/29/2021 4:29 PM



ABBREVIATIONS

EOF	EMERGENCY OVERFLOW
FFE	FIRST FLOOR ELEVATION
HWL	HIGH WATER LEVEL
HP	HIGH POINT
LP	LOW POINT
MP	MID POINT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENT
TBC	TOP BACK OF CURB
BC	BACK OF CURB

LEGEND

- CONSTRUCTION LIMITS
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- SLOPE ARROW
- 863.25 SPOT ELEVATION
- GRADE BREAK
- REVERSE GUTTER CURB
- ADA CRITICAL AREA 2% MAX IN ANY DIRECTION

THE CONTRACTOR SHALL MAKE APPROPRIATE DEDUCTIONS FOR VARYING SURFACES TO DETERMINE SUBGRADE ELEVATIONS.

2. SPOT ELEVATIONS ALONG CURB LINES REPRESENT THE TOP BACK OF CURB UNLESS OTHERWISE NOTED.
3. UNLESS NOTED OTHERWISE, GRADES ADJACENT TO THE BUILDING WALL SHALL BE 6" BELOW FINISH FLOOR ELEVATION IN LANDSCAPED AREAS AND AT FINISH FLOOR ELEVATION FOR PAVED AREAS.
4. ALL EXISTING AND PROPOSED STRUCTURE ACCESS COVERS SHALL BE ADJUSTED TO FINISHED GRADE BY THE CONTRACTOR.
5. CONTRACTOR SHALL STOP WORK IMMEDIATELY IN THE AFFECTED AREA AND NOTIFY THE OWNER IF CONTAMINANTS ARE FOUND IN THE EXISTING SOILS.
6. SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0% CROSS-SLOPES OF AT LEAST 1.5% IN THE GENERAL DIRECTION OF THE OVERALL SITE SLOPE WILL BE ACHIEVED IN AREAS WHERE LONGITUDINAL SLOPES ARE LESS THAN 1.5%.
7. ONLY PLACE FILL MATERIALS ON COMPETENT, INSPECTED SUBGRADE.
8. IN AREAS WHERE NEW FILL IS TO BE PLACED ON SLOPING GROUND, BENCHING THE SURFACE SHALL BE COMPLETED PRIOR TO PLACING THE FILL. BENCHING SHALL BE COMPLETED WHERE SLOPES ARE STEEPER THAN 4:1 (HORIZONTAL: VERTICAL)
9. SEE SHEETS C101-102 FOR THE SEDIMENTATION AND EROSION CONTROL PLANS.
10. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
11. REFER TO LANDSCAPE PLANS FOR AREAS TO RECEIVE PERMANENT SEED, SOD, TREES AND SHRUBS, ETC.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL MANHOLES STRUCTURES AND APPURTENANCES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT. THE CONTRACTOR SHALL KEEP ALL SAID EXISTING UTILITIES AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
13. ALL GRADE WITHIN THE LANDSCAPED AREAS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL AND HAVE A MINIMUM GRADE OF 2% UNLESS OTHERWISE NOTED. AROUND THE BUILDING SHALL BE GRADED AT 5% FOR 10'. GRADED SWALES MUST HAVE A MINIMUM BOTTOM SLOPE OF 2.0%.
14. PREVENT CONSTRUCTION SEDIMENT, DIRT AND DEBRIS FROM ENTERING INFILTRATION BMP.
15. REFER TO SHEET C102 FOR STORMWATER BMP NOTES AND SOIL AMENDMENT PROCEDURE.



1 VIEW EXPANSION

0 10' 20' 40'

WARNING
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. CALL BEFORE DIGGING
MINNESOTA ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY MN STATUTE 216D

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CLIENT:
FAMILY PROMISE IN ANOKA COUNTY
363 COON RAPIDS BLVD NW
COON RAPIDS, MN 55433

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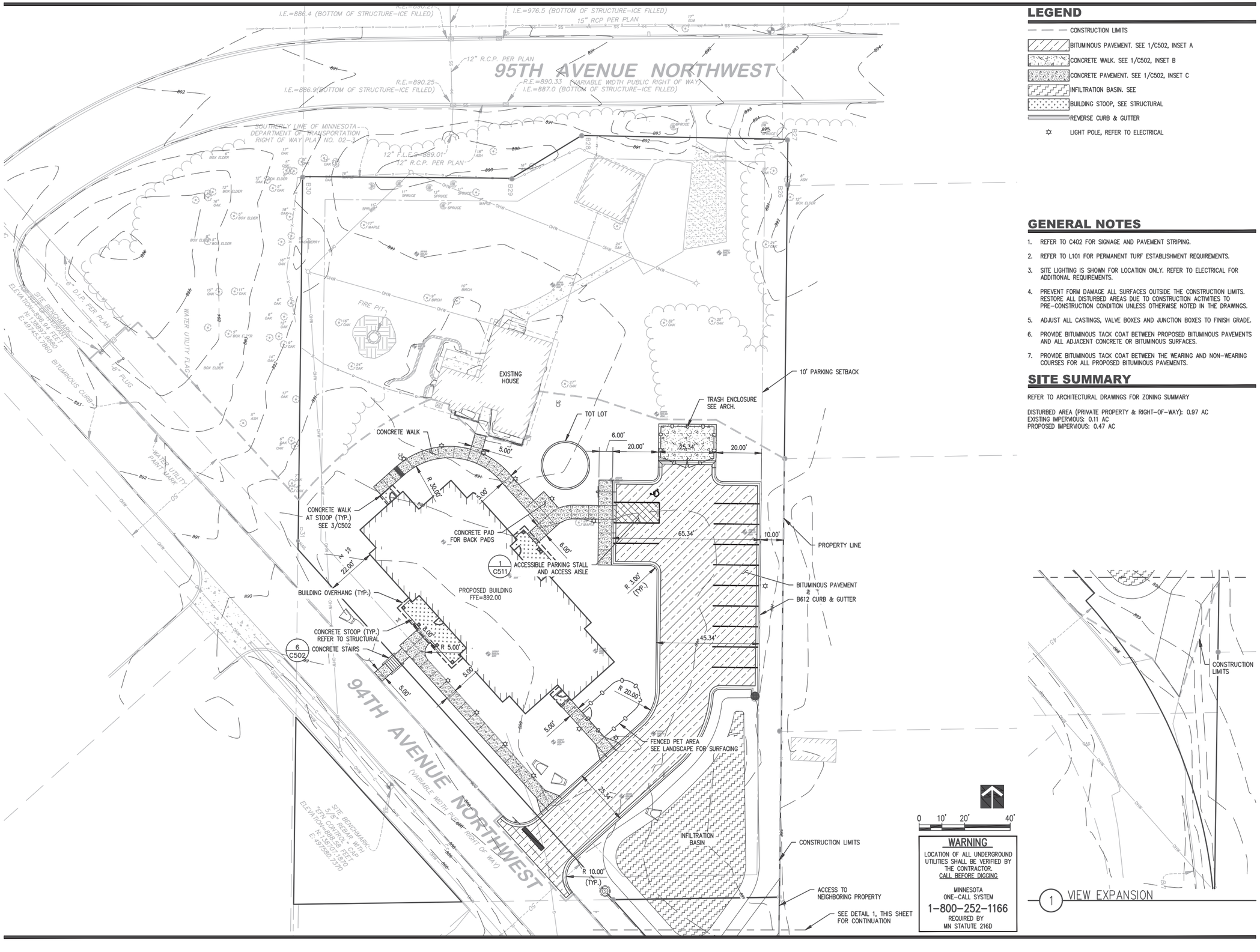
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PROJECT NAME:
FAMILY PROMISE
340 95TH AVE NW
COON RAPIDS, MN 55433

DRAWING TITLE:
GRADING PLAN

DRAWN BY: DPG
CHECKED BY: MMW
PROJ. NO: 230138
DRAWING NO: **C301**

File Path: J:\230138\50 Drawings\Civil\230138 C301 Grading Plan.dwg
Plot Date: 9/20/2024 4:29 PM



LEGEND

- CONSTRUCTION LIMITS
- BITUMINOUS PAVEMENT. SEE 1/C502, INSET A
- CONCRETE WALK. SEE 1/C502, INSET B
- CONCRETE PAVEMENT. SEE 1/C502, INSET C
- INFILTRATION BASIN. SEE
- BUILDING STOOP, SEE STRUCTURAL
- REVERSE CURB & GUTTER
- LIGHT POLE, REFER TO ELECTRICAL

GENERAL NOTES

1. REFER TO C402 FOR SIGNAGE AND PAVEMENT STRIPING.
2. REFER TO L101 FOR PERMANENT TURF ESTABLISHMENT REQUIREMENTS.
3. SITE LIGHTING IS SHOWN FOR LOCATION ONLY. REFER TO ELECTRICAL FOR ADDITIONAL REQUIREMENTS.
4. PREVENT FORM DAMAGE ALL SURFACES OUTSIDE THE CONSTRUCTION LIMITS. RESTORE ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES TO PRE-CONSTRUCTION CONDITION UNLESS OTHERWISE NOTED IN THE DRAWINGS.
5. ADJUST ALL CASTINGS, VALVE BOXES AND JUNCTION BOXES TO FINISH GRADE.
6. PROVIDE BITUMINOUS TACK COAT BETWEEN PROPOSED BITUMINOUS PAVEMENTS AND ALL ADJACENT CONCRETE OR BITUMINOUS SURFACES.
7. PROVIDE BITUMINOUS TACK COAT BETWEEN THE WEARING AND NON-WEARING COURSES FOR ALL PROPOSED BITUMINOUS PAVEMENTS.

SITE SUMMARY

REFER TO ARCHITECTURAL DRAWINGS FOR ZONING SUMMARY

DISTURBED AREA (PRIVATE PROPERTY & RIGHT-OF-WAY): 0.97 AC
EXISTING IMPERVIOUS: 0.11 AC
PROPOSED IMPERVIOUS: 0.47 AC

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COON RAPIDS, MN 55433

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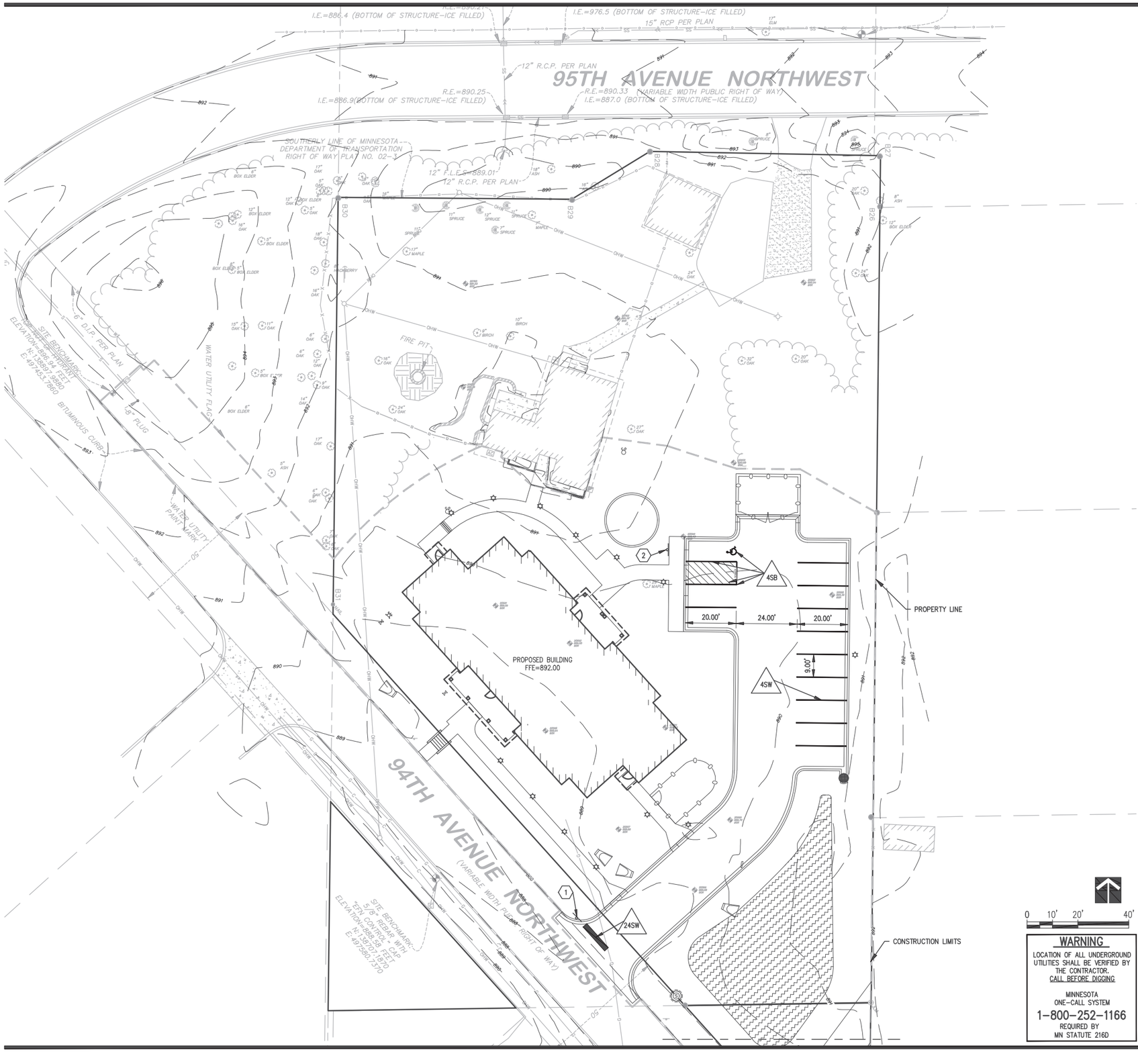
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PROJECT NAME:
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DRAWING TITLE:
SITE PLAN

DRAWN BY: DPG
CHECKED BY: MMW
PROJ. NO: 230138
DRAWING NO: C401

File Path: ...\230138500 Drawings\Civil\230138 C401 Site Plan.dwg
Plot Date: 9/29/2021 4:29 PM



LEGEND

CONSTRUCTION LIMITS

STRIPING KEY

CIRCLE–MULTI COMP
SQUARE–PREF TAPE
TRIANGLE–PAINT
OCTAGON–PREF THERMO

1ST DIGIT	2ND DIGIT	3RD DIGIT
WIDTH	PATTERN	COLOR
4", 8", ETC.	S – SOLID	W – WHITE
	B – BROKEN	Y – YELLOW
	T – DOTTED	B – BLUE
	D – DOUBLE	
	K – DOUBLE BROKEN	
	H – DOUBLE DOTTED	

G=GROUND IN	W=WET REFLECTIVE
C=CONTRAST	E=ENHANCED SKID RESISTANCE

EXAMPLE: 4SW / GCW = 4" SOLID WHITE LATEX GROUND IN, CONTRAST, WET REFLECTIVE

GENERAL NOTES

1. STRIPING SHALL CONFORM TO THE MUTCD, CURRENT EDITION.
2. REFER TO 3/C511 FOR SIGN POST INSTALLATION AND SIGN SCHEDULE.
3. REFER TO 3/C511 FOR ADA SIGN POST INSTALLATION AND SIGN SCHEDULE.

SIGN KEY NOTES

1. STOP SIGN
2. ACCESSIBLE PARKING

WARNING
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING
MINNESOTA ONE–CALL SYSTEM
1–800–252–1166
REQUIRED BY MN STATUTE 216D

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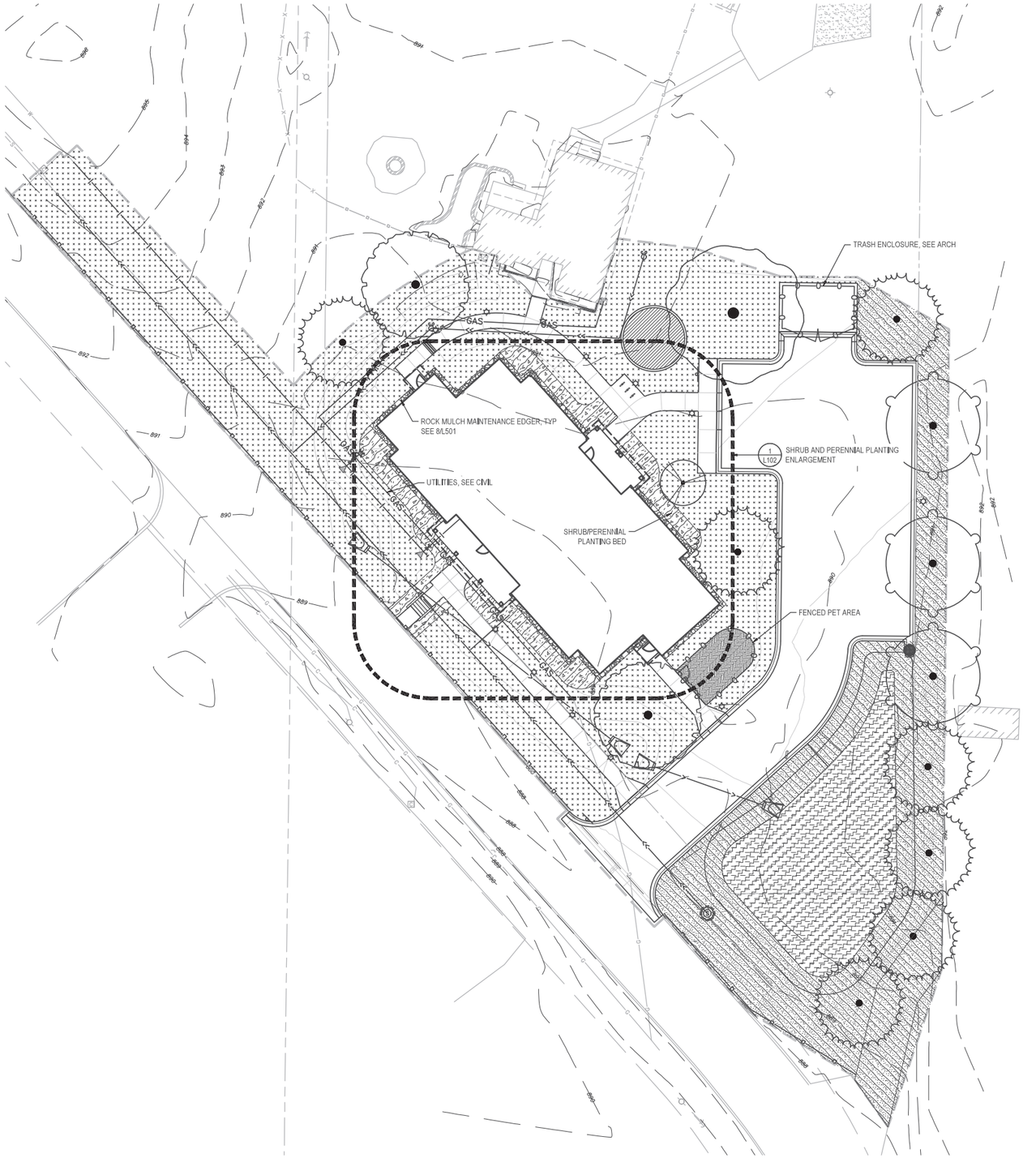
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PROJECT NAME:
FAMILY PROMISE
340 95TH AVE NW
COON RAPIDS, MN 55433

DRAWING TITLE:
STRIPING & SIGNAGE PLAN

DRAWN BY: DPG
CHECKED BY: MMW
PROJ. NO: 230138
DRAWING NO: C402

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Plot Date: 9/29/2021 4:29 PM



1 LANDSCAPE PLAN
Scale: 1" = 20'

0 10' 20' 40'

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
TREES				
	1	Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry	B & B	2.5"Ca
	3	Gleditsia triacanthos inermis 'Imperial' / Imperial Honey Locust	B & B	2.5" C/
	7	Pinus alba / White Pine	B & B	2.5" C/
	1	Quercus ellipsoidalis / Northern Pin Oak	B & B	2.5" C/
	2	Tilia americana 'Greenspire' / Greenspire® Linden	B & B	2.5" C/

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	NOTE
GROUND COVERS				
	2,987 sf	Detention Basin / See section	Seed Mix	
	314 sf	Engineered Wood Fiber	None	
	356 sf	Hardwood Mulch	See Specifications	
	1,327 sf	Landscape Bed	None	
	13,927 sf	Low Maintenance Turf	Seed	
	419 sf	Rock Mulch Maintenance Edger	None	
	7,066 sf	Short Prairie Native Seed Mix	Seed Mix	

LANDSCAPE NOTES

GENERAL LANDSCAPE NOTES:

1. THIS DRAWING DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THE SITE. CONFIRM ALL LOCATIONS OF SURFACE AND SUB-SURFACE FEATURES BEFORE BEGINNING INSTALLATION. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. CONFIRM ALL QUANTITIES, SHAPES, AND LOCATIONS OF LANDSCAPE AREAS, AND ADJUST TO CONFORM TO THE SITE CONDITIONS. CONFIRM ANY ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT.
3. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH PLANT INSTALLATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL MULCHES AND SOIL QUANTITIES TO COMPLETE THE WORK SHOWN IN THE DRAWINGS. VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
5. REFER TO SECTION 31 2323 FILL FOR SOIL REQUIREMENTS. DO NOT BEGIN PLANTING OPERATIONS IF SOIL CONDITIONS ARE NOT AS SPECIFIED.
6. REMOVE FROM THE SITE ALL TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE IS NOT ALLOWED. THE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPANCIES EXIST. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
7. STAKE TREE AND PLANTING BED LAYOUT IN-FIELD FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING OPERATIONS.

PROTECTIONS

8. AVOID DAMAGING EXISTING TREES. DO NOT STORE OR DRIVE HEAVY MATERIALS OVER TREE ROOTS. DO NOT DAMAGE TREE BARK OR BRANCHES.
9. KEEP PAVEMENTS, FIXTURES AND BUILDINGS CLEAN AND UNSTAINED. ANY DAMAGE TO EXISTING FACILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. KEEP THE PROJECT SITE CLEAR OF CONSTRUCTION WASTES AND DEBRIS.
10. PROVIDE AND MAINTAIN INLET AND PERIMETER EROSION CONTROL BMPS AS SPECIFIED ON CIVIL SHEETS.
11. ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION WILL BE RESTORED WITH SEED OR SOD UNLESS OTHERWISE NOTED. SEE SPECIFICATIONS FOR TURF RESTORATION REQUIREMENTS.

PLANT MATERIAL

12. PLANT TREE ROOT BALLS FLUSH WITH FINAL GRADE AND THE TOP OF ROOT FLARE EXPOSED, PER PLANTING DETAILS.
13. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
14. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY.
15. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
16. HEEL IN AND WATER ANY PLANT STOCK NOT PLANTED WITHIN 24 HOURS OF DELIVERY UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
17. REFER TO SPECIFICATIONS FOR WARRANTY REQUIREMENTS AND OTHER PLANTING ACCESSORIES.

MAINTENANCE AND CARE

18. BEGIN PLANT MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE.
19. MAINTENANCE INCLUDES WATERING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL PRIOR TO GROWING SEASON, RE-SETTING PLANTS AND PROPER GRADE, AND KEEPING PLANTS IN A PLUMB POSITION.
20. REFER TO SPECIFICATIONS FOR FULL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS.

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FAMILY PROMISE IN ANOKA COUNTY
363 COON RAPIDS BLVD NW
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NO	DATE	REVISION

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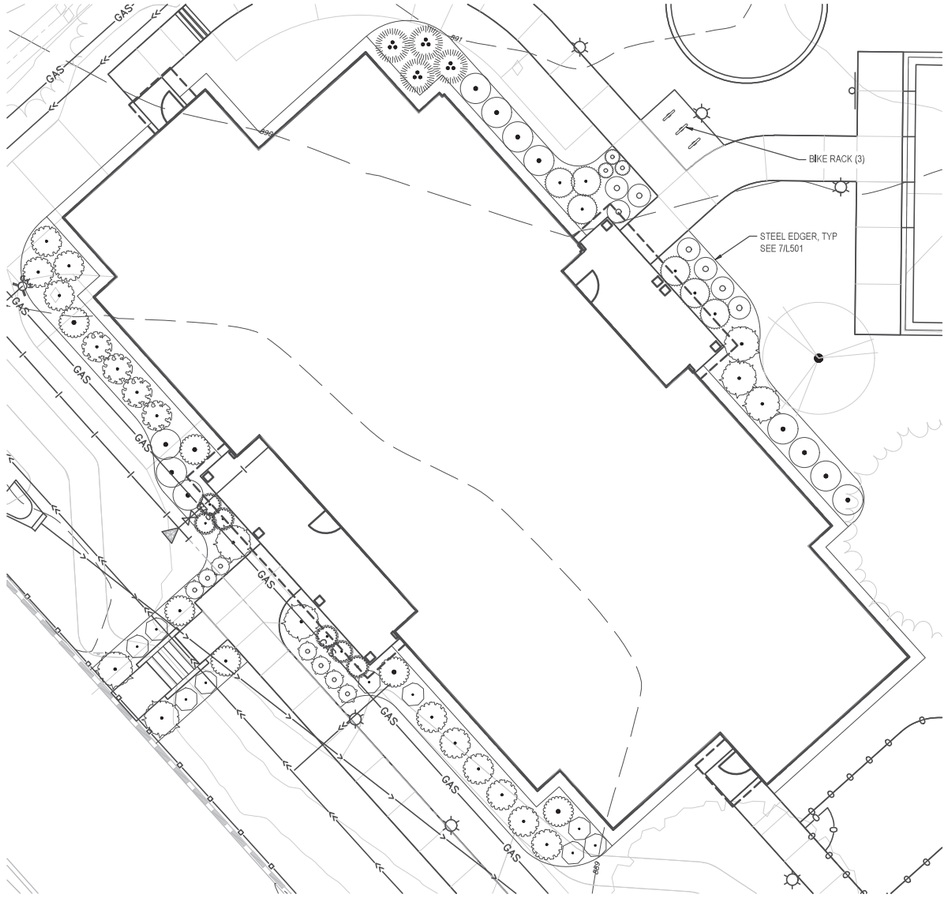
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FAMILY PROMISE

340 95TH AVE NW
COON RAPIDS, MN 55433

DRAWING TITLE:
LANDSCAPE PLAN

DRAWN BY: KAT
CHECKED BY: LAM
PROJ. NO:
DRAWING NO: L101

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Plot Date: 9/29/2021 4:29 PM



1 SHRUB AND PERENNIAL PLANTING PLAN ENLARGEMENT
Scale: 1" = 10'

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS				
	6	Cornus hessei 'UMN970507' / Garden Glow™ Dogwood	#5 CONT.	48" o.c.
	7	Cornus sericea 'Bailadeline' / Firedance™ Red Twig Dogwood	#5 CONT.	60" o.c.
	11	Diervilla lonicera / Dwarf Bush Honeysuckle	#5 CONT.	48" o.c.
	10	Rhus aromatica 'Gro Low' / Gro-Low Fragrant Sumac	#5 CONT.	48" o.c.
	4	Spiraea betulifolia 'TorGold' / 'Glow Girl' Birchleaf Spirea	#5 CONT.	48" o.c.
	9	Spiraea x bumalda 'Little Princess' / Little Princess Spirea	#5 CONT.	36" o.c.
	4	Taxus x media `Tauntoni` / Tauton Yew	#5 CONT.	54" o.c.
	2	Thuja occidentalis / Technito® Globe Arborvitae	#5 CONT.	48" o.c.
	4	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	4` BB	48" o.c.
PERENNIALS				
	6	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#2 CONT.	36" o.c.
	3	Hosta x 'Abiqua Drinking Gourd' / Drinking Gourd Hosta	#1 CONT	24" o.c.
	7	Hosta x 'Blueberry Muffin' / Blueberry Muffin Hosta	#1 CONT	36" o.c.
	7	Nepeta x 'Walker's Low' / Walker's Low Catmint	#1 CONT	30" o.c.

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Plot Date: 6/20/2024 4:29 PM

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PROJECT NAME:
FAMILY PROMISE

340 95TH AVE NW
COON RAPIDS, MN 55433

DRAWING TITLE:
SHRUB AND PERENNIAL PLANTING PLAN ENLARGEMENT

DRAWN BY: KAT
CHECKED BY: LAM
PROJ. NO: tosave
DRAWING NO: L102

A101 - FIRST FLOOR PLAN

07/08/24 CITY SUBMITTAL



RESIDENTIAL
COMMON AREA
OFFICE
SUPPORT
CIRCULATION

PROJECT TRUE

Family Promise

Family Promise in Anoka County
340 95th Ave. Coon Rapids, MN

LHB

A102 - SECOND FLOOR PLAN

07/08/24 CITY SUBMITTAL



BUILDING AREA

2ND FLOOR	5,303SF
1ST FLOOR	5,303SF
TOTAL	10,606SF

UNIT AREA

TYPE	QUANTITY	AREA (GSF)
EFF A	1	533
EFF D	3	528
EFF E	1	661
2BR A	1	851
2BR D	2	850
	8	

RESIDENTIAL
COMMON AREA
OFFICE
SUPPORT
CIRCULATION

PROJECT TRUE

Family Promise

Family Promise in Anoka County
340 95th Ave. Coon Rapids, MN

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A201 - EXTERIOR ELEVATIONS

07/08/24 CITY SUBMITTAL

EXTERIOR MATERIAL KEYNOTES

AS	ASPHALT SHINGLES
B	BRICK (MODULAR SIZE)
BR	CEDAR BRACKET
C	6X6 ENGINEERED COLUMN, PAINTED
CS	CAST STONE CAP/SILL
FBB	FIBER SUBSTRATE PANEL SIDING W/ BATTENS
FL5	LAP SIDING - 4 7/8" EXPOSURE
FT4	TRIM BOARD: 5/4 X 4
FT6	TRIM BOARD: 5/4 X 6
FT8	TRIM BOARD: 5/4 X 8
FT12	TRIM BOARD: 5/4 X 12
GD	GUTTER AND DOWNSPOUT
HM	HOLLOW METAL PERSON DOOR
LV	ARCHITECTURAL LOUVER (NONVENTING)
SF	ALUMINUM STOREFRONT WINDOW/DOOR SYSTEM
VW	VINYL WINDOW



1 / P04 **West SU**

1" = 10'-0"

Family Promise

Family Promise in Anoka County

340 95th Ave. Coon Rapids, MN

LHB

A202 - EXTERIOR ELEVATIONS

07/08/24 CITY SUBMITTAL

EXTERIOR MATERIAL KEYNOTES

AS	ASPHALT SHINGLES
B	BRICK (MODULAR SIZE)
BR	CEDAR BRACKET
C	6X6 ENGINEERED COLUMN, PAINTED
CS	CAST STONE CAP/SILL
FBB	FIBER SUBSTRATE PANEL SIDING W/ BATTENS
FL5	LAP SIDING - 4 7/8" EXPOSURE
FT4	TRIM BOARD: 5/4 X 4
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FT8	TRIM BOARD: 5/4 X 8
FT12	TRIM BOARD: 5/4 X 12
GD	GUTTER AND DOWNSPOUT
HM	HOLLOW METAL PERSON DOOR
LV	ARCHITECTURAL LOUVER (NONVENTING)
SF	ALUMINUM STOREFRONT WINDOW/DOOR SYSTEM
VW	VINYL WINDOW



1 P05 **North SU**

1" = 10'-0"



2 P05 **South SU**

1" = 10'-0"

Family Promise

Family Promise in Anoka County

340 95th Ave. Coon Rapids, MN

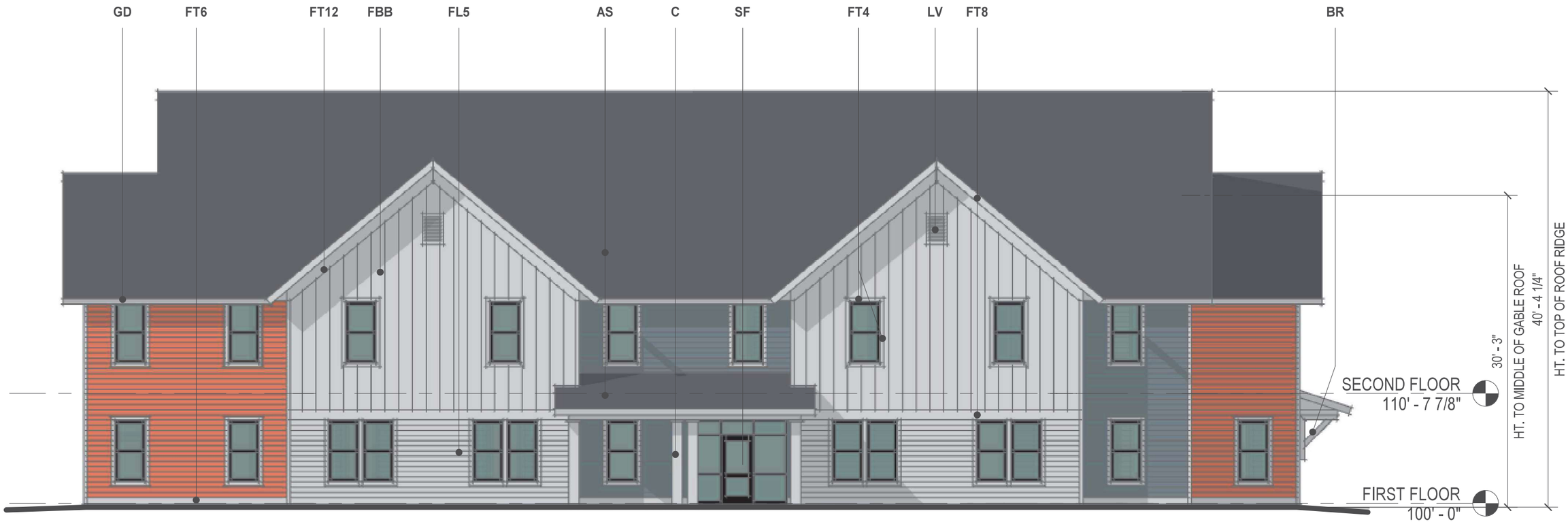
LHB

A203 - EXTERIOR ELEVATIONS

07/08/24 CITY SUBMITTAL

EXTERIOR MATERIAL KEYNOTES

AS	ASPHALT SHINGLES
B	BRICK (MODULAR SIZE)
BR	CEDAR BRACKET
C	6X6 ENGINEERED COLUMN, PAINTED
CS	CAST STONE CAP/SILL
FBB	FIBER SUBSTRATE PANEL SIDING W/ BATTENS
FL5	LAP SIDING - 4 7/8" EXPOSURE
FT4	TRIM BOARD: 5/4 X 4
FT6	TRIM BOARD: 5/4 X 6
FT8	TRIM BOARD: 5/4 X 8
FT12	TRIM BOARD: 5/4 X 12
GD	GUTTER AND DOWNSPOUT
HM	HOLLOW METAL PERSON DOOR
LV	ARCHITECTURAL LOUVER (NONVENTING)
SF	ALUMINUM STOREFRONT WINDOW/DOOR SYSTEM
VW	VINYL WINDOW



1 P06 **East SU**

1" = 10'-0"

Family Promise

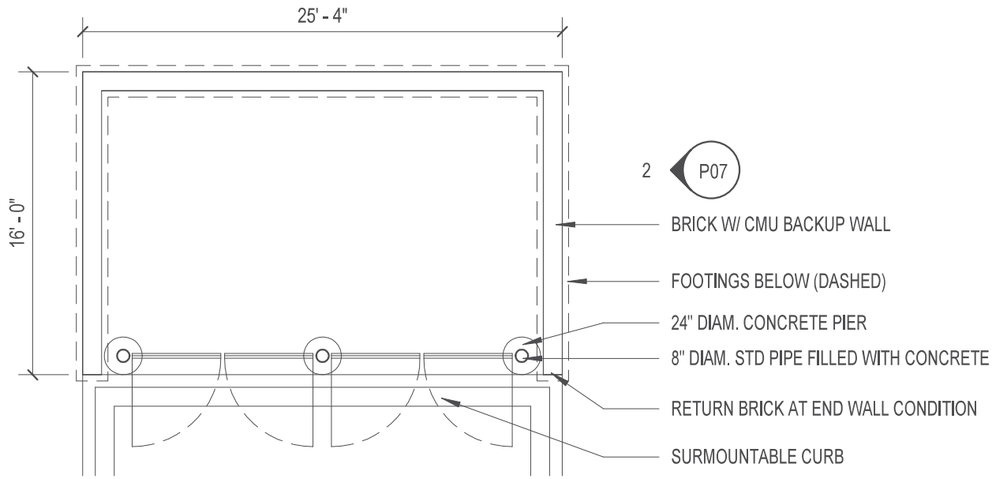
Family Promise in Anoka County

340 95th Ave. Coon Rapids, MN

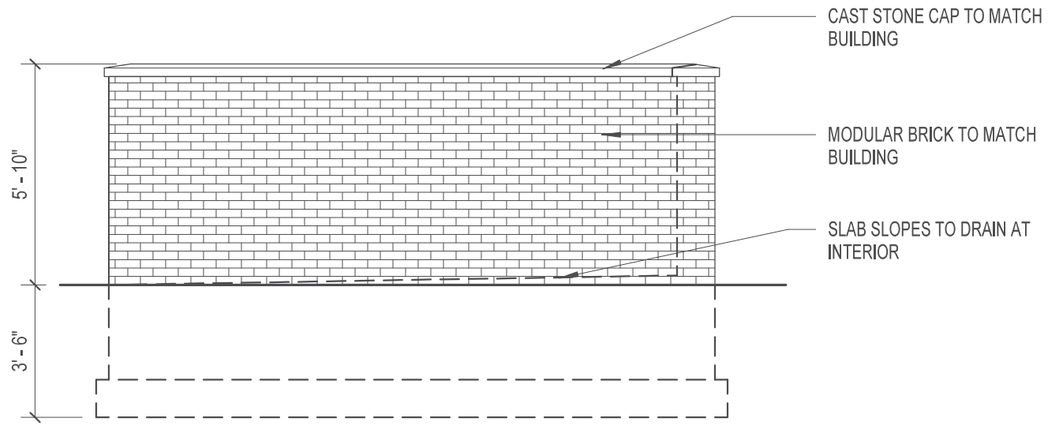
LHB

A204 - TRASH ENCLOSURE

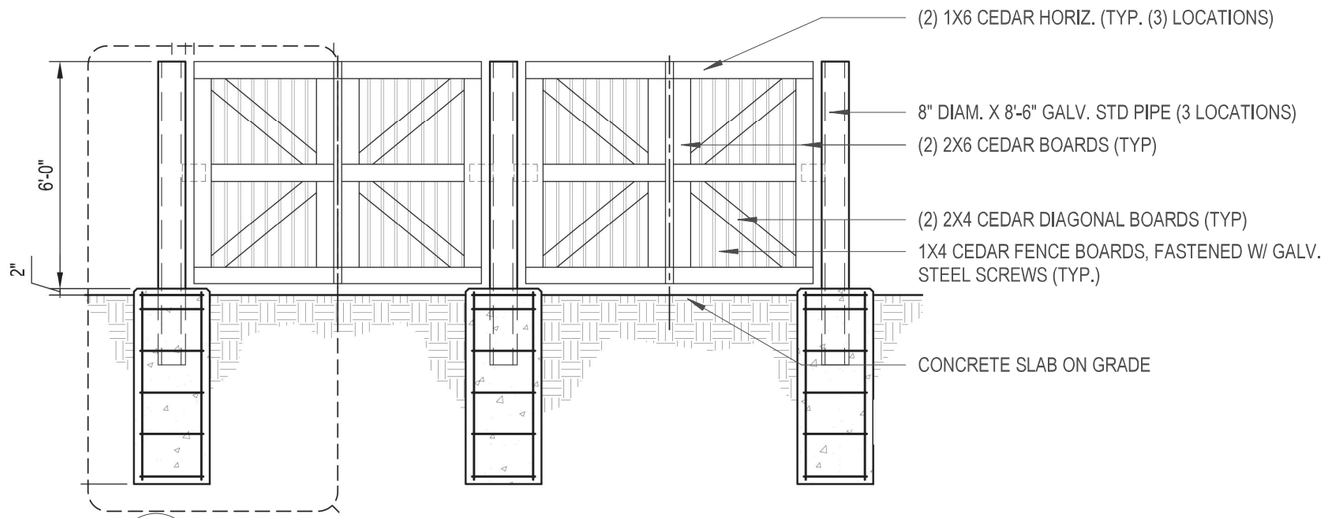
07/08/24



1 P07 TRASH ENCLOSURE PLAN
1/8" = 1'-0"



2 P07 TRASH ENCLOSURE ELEVATION TYP.
1/4" = 1'-0"



3 P07 TRASH ENCLOSURE GATE
1/4" = 1'-0"

Family Promise

Family Promise in Anoka County
340 95th Ave. Coon Rapids, MN

LHB

A301 - PERSPECTIVE RENDERING

07/08/24 CITY SUBMITTAL



Family Promise

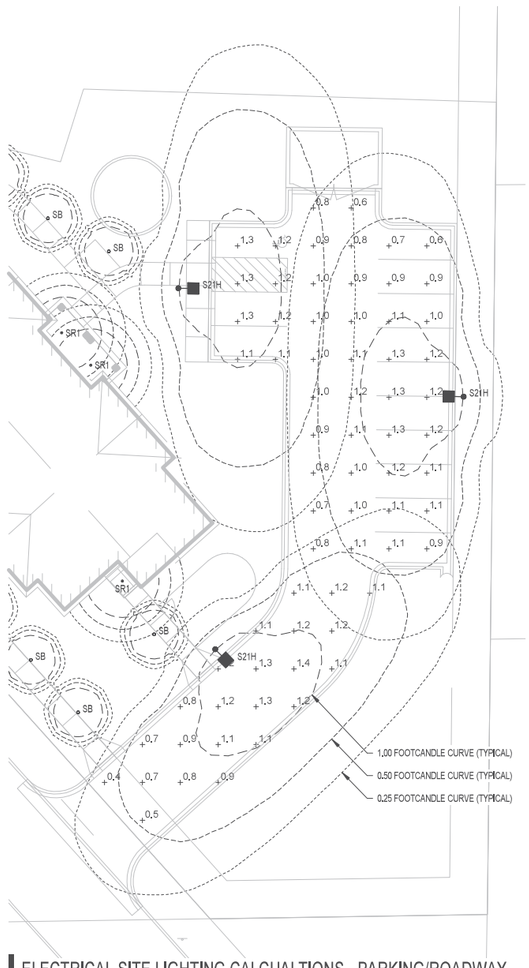
Family Promise in Anoka County

340 95th Ave. Coon Rapids, MN

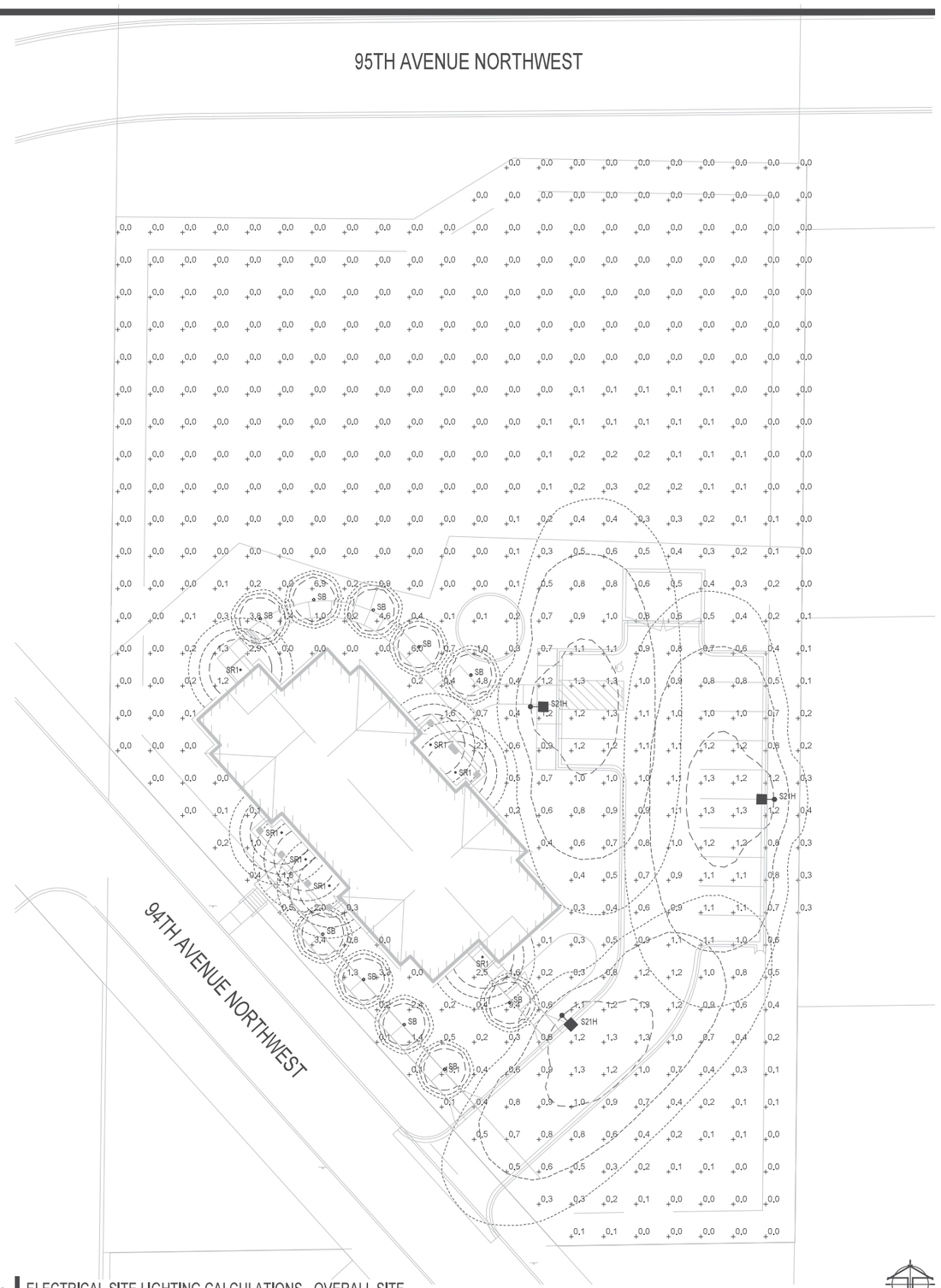
LHB

SITE LIGHTING FIXTURE SCHEDULE									
Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Distribution
SR1	7	Juno Lighting	JSF 7IN 10LM 40K 90CRI 120 FRPC WH	7" Round Edgelit (Slimform) Surface Mount, 4000K, 90CRI, 120V Surface Soffit Mount	1	1135	1	12.8	DIRECT, SC-0=1.24, SC-90=1.25
S21H	3	Lithonia Lighting	DSX0 LED P2 40K 80CRI T2M HS	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 2 Medium, House-side Shield, 20'-6" Overall Mtg Hgt	1	4864	1	45.15	TYPE III, MEDIUM, BUG RATING: B1-U0-G2
SB	10	Lithonia Lighting	RADB LED P2 40K SYM DNAXD	Nominal 43" Lighting Bollard	1	711	1	8	TYPE VS, BUG RATING: B0-U1-G0

SITE LIGHTING CALCULATION STATISTICS						
Description	Symbol	Average Footcandles	Maximum Footcandles	Minimum Footcandles	Maximum to Minimum Uniformity Ratio	Average to Minimum Uniformity Ratio
Sidewalk - Front Building	+	2.3 fc	15.1 fc	0.2 fc	75.5:1	11.5:1
Sidewalk - Playground	+	2.8 fc	15.1 fc	0.0 fc	N/A	N/A
Sidewalk - Rear Building	+	2.0 fc	13.2 fc	0.0 fc	N/A	N/A
Site - Driveway (Pavement)	+	1.0 fc	1.4 fc	0.4 fc	3.5:1	2.5:1
Site - Parking (Pavement)	+	1.0 fc	1.3 fc	0.6 fc	2.2:1	1.7:1
Site Plan - Overall	+	0.4 fc	13.1 fc	0.0 fc	N/A	N/A



2 ELECTRICAL SITE LIGHTING CALCUALTIONS - PARKING/ROADWAY
1" = 20'-0"



1 ELECTRICAL SITE LIGHTING CALCULATIONS - OVERALL SITE
1" = 20'-0"

NORTH

LHB
701 Washington Ave. N. Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
Family Promise in Anoka County
14515 Nowthen Blvd. NW
Ramsey, MN 55303

CONSULTANT #1:
MATTSON MACDONALD YOUNG
105 S 5TH AVE STE 100
MINNEAPOLIS, MN 55401

CONSULTANT #2:
CAIN THOMAS ASSOCIATES, INC.
3433 BROADWAY STREET NE - SUITE 475
MINNEAPOLIS, MN 55413

THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
1	7/8/24	CITY SUBMITTAL

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
07/03/24

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PROJECT NAME:
Family Promise

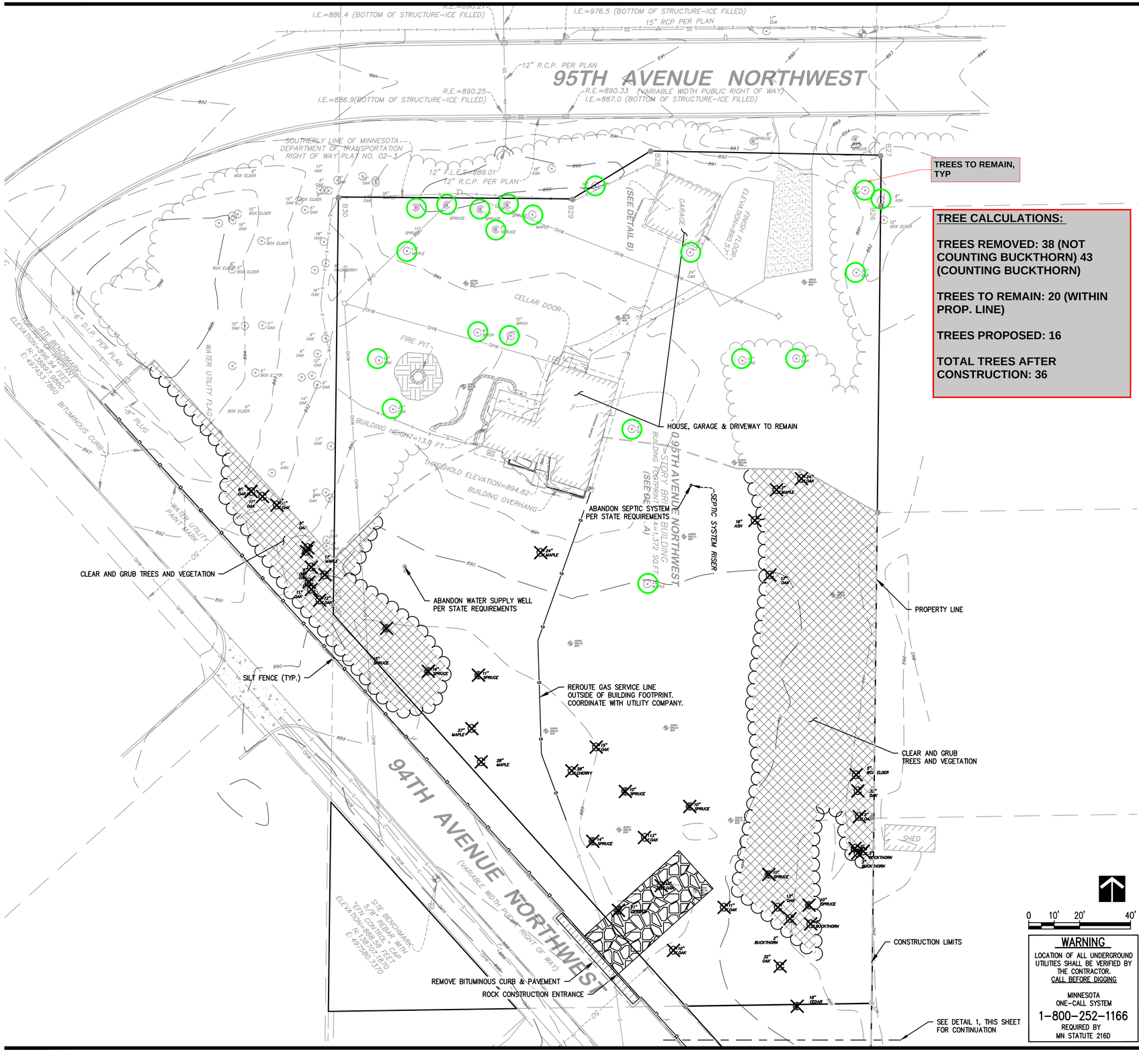
340 95th Ave. Coon Rapids, MN

DRAWING TITLE:
ELECTRICAL SITE LIGHTING CALCULATIONS

DRAWN BY: CAP
CHECKED BY: DCM
PROJ. NO: 230138
DRAWING NO:

E101

C:\Users\CandP\Mattmer2\Documents\2024-157 Family Promise Central MEP23_cpMattmerF68KT.rvt
7/8/2024 6:26:27 AM



TREE CALCULATIONS:

TREES REMOVED: 38 (NOT COUNTING BUCKTHORN) 43 (COUNTING BUCKTHORN)

TREES TO REMAIN: 20 (WITHIN PROP. LINE)

TREES PROPOSED: 16

TOTAL TREES AFTER CONSTRUCTION: 36

LEGEND

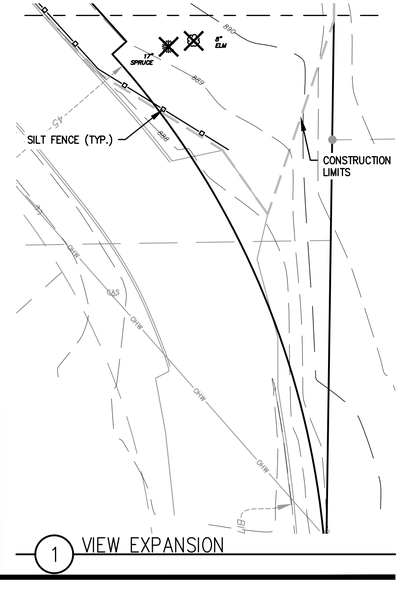
- CONSTRUCTION LIMITS
- ROCK CONSTRUCTION ENTRANCE, SEE 1/C501
- SILT FENCE, SEE 6/C501
- TYPE I INLET PROTECTION, SEE 5/C501
- TREE PROTECTION, SEE 2/C501
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE
- REMOVE TREE
- CLEAR & GRUB

GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL WORK IN THE RIGHT-OF-WAY. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WHILE WORKING WITHIN THE RIGHT-OF-WAY.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING. SEE PROJECT MANUAL FOR REQUIREMENTS.
3. THE CONTRACTOR SHALL VERIFY THE PROJECT LOCATION WITH SITE INTERFACES INCLUDING BUT NOT LIMITED TO UTILITIES, SIDEWALKS, EXISTING GRADES AND PROPOSED GRADES. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO EXECUTING THE WORK. NOTIFY THE ENGINEER IF FIELD CONDITIONS VARY FROM THE PLAN.
4. ALL BITUMINOUS AND CONCRETE REMOVAL LIMITS SHALL BE SAW CUT TO A NEAT LINE PRIOR TO PLACEMENT OF ANY NEW MATERIAL AGAINST EXISTING EDGES.
5. REMOVE ALL CONCRETE PAVEMENT, CONCRETE CURB AND CONCRETE CURB AND GUTTER TO NEAREST EXISTING JOINT. PARTIAL PANEL REPLACEMENT IS NOT PERMITTED. ANY PANEL DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE FULLY REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
6. ALL EXISTING AND PROPOSED STRUCTURE ACCESS COVERS SHALL BE ADJUSTED TO FINISHED GRADE BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING PAVEMENTS DESIGNATED TO REMAIN. ANY PAVEMENTS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON THIS PORJECT. THE EROSION CONTROL DEVICES SHOWN IN THESE DRAWINGS ARE THE MINIMUM REQUIREMENTS. CONSTRUCT EROSION CONTROL DEVICES AS SHOWN AND AS NECESSARY TO PREVENT THE RUNOFF, TRACKING OR LOSS OF SOIL MATERIALS FROM DISTURBED AREAS ON THE PROJECT SITE.
2. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANDY LAND IS OTHERWISE DISTURBED ON THE SITE.
3. THE SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES ARE THE MINIMUM. ADDITIONAL SEDIMENT CONTROL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.
4. PUBLIC AND PRIVATE DRIVES SHALL BE SWEPT CLEAR AS NEEDED TO KEEP THE PAVEMENT CLEAR OF SEDIMENT AND CONSTRUCTION DEBRIS.
5. REFER TO SHEET C102 FOR EROSION AND SEDIMENT CONTROL TO BE INSTALLED AFTER CONSTRUCTION OF SITE FEATURES.
6. CONTRACTOR TO LOCATE CONCRETE WASHOUT FACILITY ON SITE AND PROTECT SITE AND ADJACENT PROPERTY FROM CONCRETE WASHOUT RUNOFF.



1 VIEW EXPANSION

WARNING
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING
MINNESOTA ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY MN STATUTE 216D

LHB
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
FAMILY PROMISE IN ANOKA COUNTY
363 COON RAPIDS BLVD NW
COON RAPIDS, MN 55433

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
2	07/08/2024	CITY & WATERSHED SUBMITTAL
1	06/11/2024	SCHEMATIC DESIGN

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
07/08/2024

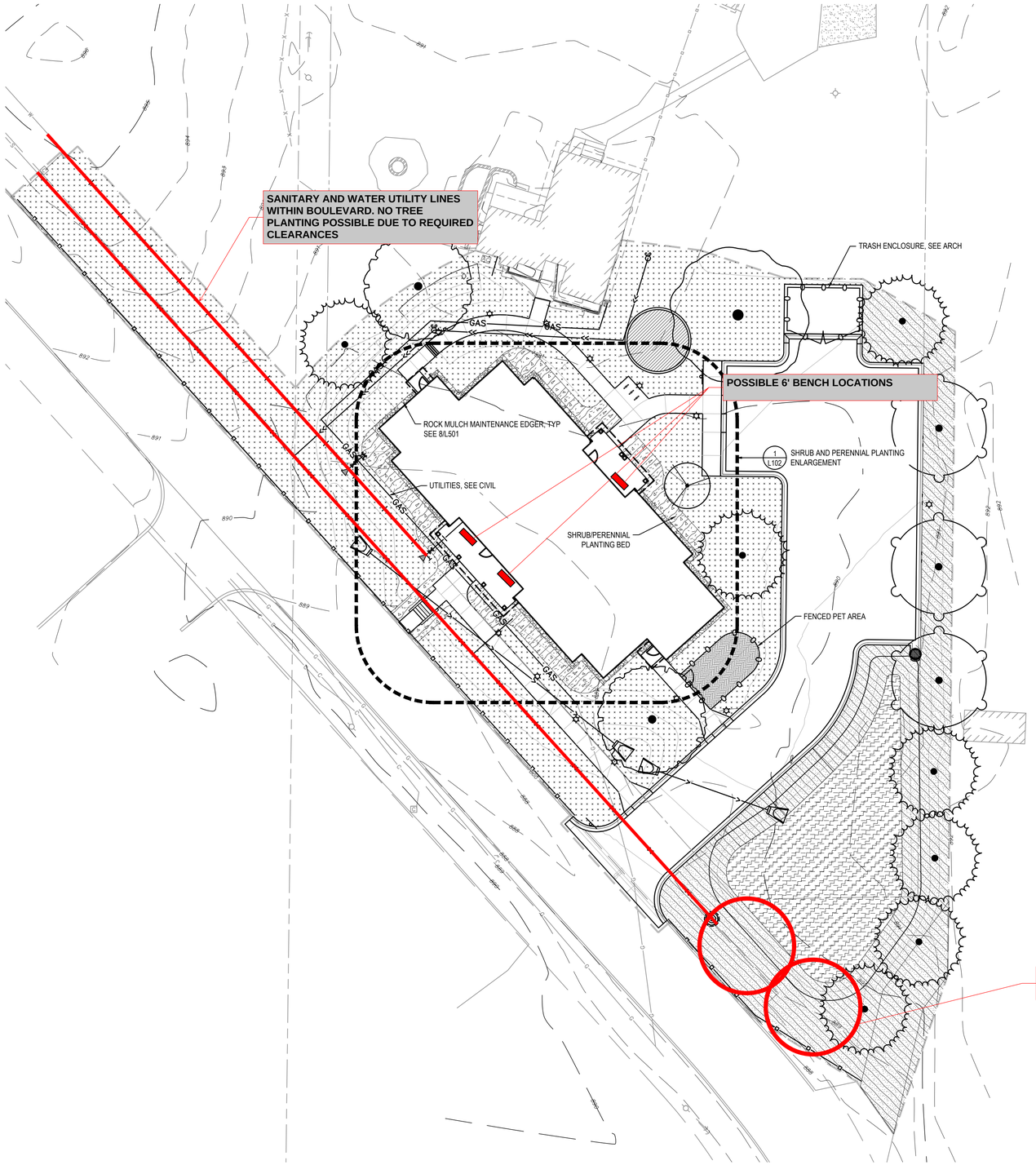
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PROJECT NAME:
FAMILY PROMISE
340 95TH AVE NW
COON RAPIDS, MN 55433

DRAWING TITLE:
REMOVALS & INITIAL EROSION CONTROL PLAN

DRAWN BY: DPG
CHECKED BY: MMW
PROJ. NO: 230138
DRAWING NO: **C101**

File Path: ...\230138\50 Drawings\Civil\230138 C101 Removals & EC Plan.dwg
Plot Date: 9/29/2021 4:29 PM



1 LANDSCAPE PLAN
Scale: 1" = 20'

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
TREES				
	1	Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry	B & B	2.5"Ca
	3	Gleditsia triacanthos inermis 'Imperial' / Imperial Honey Locust	B & B	2.5" C
	7	Pinus alba / White Pine	B & B	2.5" C
	1	Quercus ellipsoidalis / Northern Pin Oak	B & B	2.5" C
	2	Tilia americana 'Greenspire' / Greenspire® Linden	B & B	2.5" C

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	NOTE
GROUND COVERS				
	2,987 sf	Detention Basin / See section	Seed Mix	
	314 sf	Engineered Wood Fiber	None	
	356 sf	Hardwood Mulch	See Specifications	
	1,327 sf	Landscape Bed	None	
	13,927 sf	Low Maintenance Turf	Seed	
	419 sf	Rock Mulch Maintenance Edger	None	
	7,066 sf	Short Prairie Native Seed Mix	Seed Mix	

LANDSCAPE NOTES

GENERAL LANDSCAPE NOTES:

1. THIS DRAWING DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THE SITE. CONFIRM ALL LOCATIONS OF SURFACE AND SUB-SURFACE FEATURES BEFORE BEGINNING INSTALLATION. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. CONFIRM ALL QUANTITIES, SHAPES, AND LOCATIONS OF LANDSCAPE AREAS, AND ADJUST TO CONFORM TO THE SITE CONDITIONS. CONFIRM ANY ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT.
3. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH PLANT INSTALLATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL MULCHES AND SOIL QUANTITIES TO COMPLETE THE WORK SHOWN IN THE DRAWINGS. VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
5. REFER TO SECTION 31 2323 FILL FOR SOIL REQUIREMENTS. DO NOT BEGIN PLANTING OPERATIONS IF SOIL CONDITIONS ARE NOT AS SPECIFIED.
6. REMOVE FROM THE SITE ALL TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE IS NOT ALLOWED. THE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPANCIES EXIST. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
7. STAKE TREE AND PLANTING BED LAYOUT IN-FIELD FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING OPERATIONS.

PROTECTIONS

8. AVOID DAMAGING EXISTING TREES. DO NOT STORE OR DRIVE HEAVY MATERIALS OVER TREE ROOTS. DO NOT DAMAGE TREE BARK OR BRANCHES.
9. KEEP PAVEMENTS, FIXTURES AND BUILDINGS CLEAN AND UNSTAINED. ANY DAMAGE TO EXISTING FACILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. KEEP THE PROJECT SITE CLEAR OF CONSTRUCTION WASTES AND DEBRIS.
10. PROVIDE AND MAINTAIN INLET AND PERIMETER EROSION CONTROL BMPS AS SPECIFIED ON CIVIL SHEETS.
11. ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION WILL BE RESTORED WITH SEED OR SOD UNLESS OTHERWISE NOTED. SEE SPECIFICATIONS FOR TURF RESTORATION REQUIREMENTS.

PLANT MATERIAL

12. PLANT TREE ROOT BALLS FLUSH WITH FINAL GRADE AND THE TOP OF ROOT FLARE EXPOSED, PER PLANTING DETAILS.
13. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
14. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY.
15. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI-Z60. LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
16. HEEL IN AND WATER ANY PLANT STOCK NOT PLANTED WITHIN 24 HOURS OF DELIVERY UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
17. REFER TO SPECIFICATIONS FOR WARRANTY REQUIREMENTS AND OTHER PLANTING ACCESSORIES.

MAINTENANCE AND CARE

18. BEGIN PLANT MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE.
19. MAINTENANCE INCLUDES WATERING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL PRIOR TO GROWING SEASON, RE-SETTING PLANTS AND PROPER GRADE, AND KEEPING PLANTS IN A PLUMB POSITION.
20. REFER TO SPECIFICATIONS FOR FULL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS.

LHB
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
FAMILY PROMISE IN ANOKA COUNTY
363 COON RAPIDS BLVD NW
COON RAPIDS, MN 55433

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
2	07/08/2024	CITY & WATERSHED SUBMITTAL
1	06/11/2024	SCHEMATIC DESIGN

NO	DATE	REVISION

PRELIMINARY
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07/08/2024

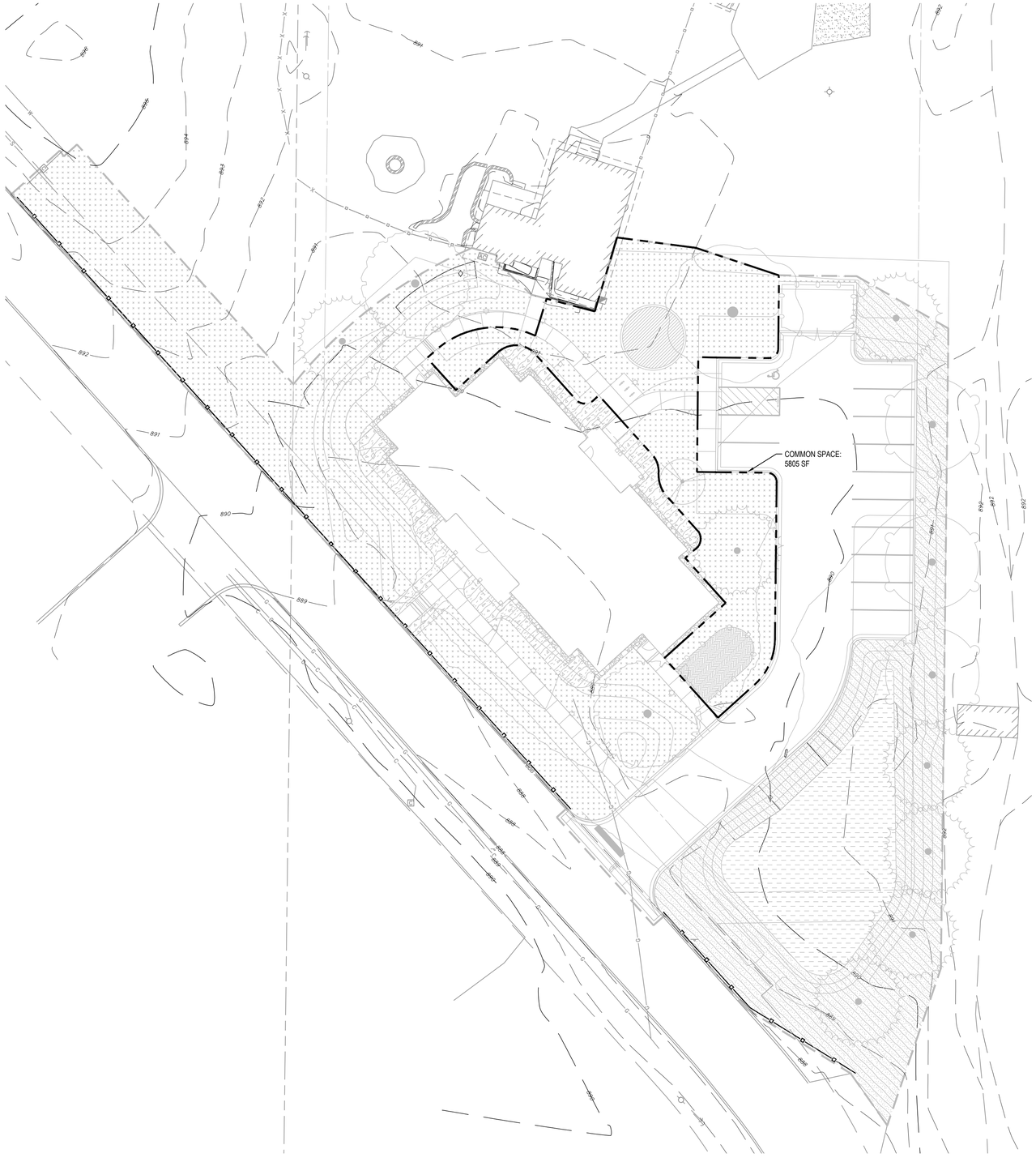
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PROJECT NAME:
FAMILY PROMISE
340 95TH AVE NW
COON RAPIDS, MN 55433

DRAWING TITLE:
LANDSCAPE PLAN

DRAWN BY: KAT
CHECKED BY: LAM
PROJ. NO: tossve
DRAWING NO: L101

File Path: ...Jobs\ent-k-Public_476\24301\38 Landscape Plan.dwg
Plot Date: 9/29/2021 4:29 PM



1 COMMON SPACE CALCULATION
Scale: 1" = 20'

0 10' 20' 40'

COON RAPIDS ZONING NOTES

OPEN SPACE REQUIREMENTS:

1. ASSUMING MULTI-FAMILY RESIDENTIAL : 550 SF OPEN SPACE PER DWELLING UNIT
   REQUIRED COMMON SPACE: 8 UNITS X 550 SF = 4400 SF
   PROPOSED COMMON SPACE: 5805 SF

LHB
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

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NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
07/24/2024

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PROJECT NAME:
FAMILY PROMISE

340 95TH AVE NW
COON RAPIDS, MN 55433

DRAWING TITLE:
COMMON SPACE CALCULATION

DRAWN BY: KAT
CHECKED BY: LAM
PROJ. NO: 230138
DRAWING NO: **L103**

File Path: J:\230138\500 Drawings\Land\230138 Landscape Plan.dwg
Plot Date: 9/29/2021 4:29 PM

COON RAPIDS Minnesota

Engineering Division
11155 Robinson Drive NW, Coon Rapids, MN 55433
Web: coonrapidsmn.gov Phone: 763-767-6479

TO: Planning

FROM: Engineering

SUBJECT: Site Plan Review: Family Promise

DATE: August 7, 2024

The following comments are based on the Engineering Division review of the plans dated July 8, 2024, for the proposed Family Promise building and parking lot construction at 340 95th Avenue. The property contains an existing single-family home which is proposed to remain in use on the site as an office. Ingress and egress for the new building is proposed to take place from 94th Avenue via a new driveway connection. Access for the existing building will remain at its current location from 95th Avenue. The property is currently on well and septic but will be required to connect to City water and sewer as a condition of development. Site improvements also include construction of a privately owned and maintained stormwater infiltration basin. The public street of 94th Avenue intersects the southwesterly corner of the property via a permeant roadway easement.

- CCWD permit: The project shall require a permit from the Coon Creek Watershed District. The proposed stormwater BMP (infiltration basin and rain guardian) shall be privately owned and maintained. An operations & maintenance agreement with the CCWD shall be required.
- A Right of Entry agreement shall be established between the City and property owner to provide the City access for public works and fire department personnel to periodically operate valves and hydrants located outside the public right of way to verify proper working condition of the private water main system. The Right of Entry agreement shall be recorded to the property and will be required prior to the release of building permits. The developer shall provide a check made out to "Anoka County Property Records" for the $46 recording fee.
- The existing building planned to remain in use on the site shall connect to City water and sewer.
- The existing well and septic systems on the property shall be removed or abandoned per State requirements.
- Proposed sewer shall be constructed only for what is necessary to serve the proposed development. Sewer does not need to extend to the southeasterly property limit.
- Include sewer clean outs at all bends along the entire length of the proposed sewer system.
- Since the total amount of disturbed area is less than 1 acre (0.97 acre), a Minnesota Pollution Control Agency NPDES permit will not be required. If the total disturbed area increases, an MPCA NPDES permit and third party weekly and post rain event erosion and sediment control inspections during construction operations shall then become a requirement.
- Replace bituminous curb with B618 concrete curb and gutter along the limits of the property.
- Remove the existing asphalt driveway connected to 94th Avenue. Re-establish curb and boulevard turf as appropriate on the north side of 94th Avenue.

COON RAPIDS Minnesota
11155 Robinson Drive NW, Coon Rapids, MN 55433
Web: coonrapidsmn.gov Phone: 763-755-2880

Sustainability Comments
Re: PC 24-22, Family Promise Phase 1 Site Plan Application

Solar

- The applicant has indicated that the building will be constructed to be "solar-ready", electrical panel space will be allocated for a future system, and dedicated conduit will be run from the electrical room to the roof. If the applicant moves forward with installing a solar energy system, more information on the necessary permits can be found on the city's website.

Electric Vehicle Charging

- As there are less than 15 parking spaces on site, wiring for EV chargers is not necessary. If parking is expanded in the future, the city recommends pre-wiring 5% of required parking spaces, and at least one handicapped accessible parking space for Level 1 charging stations or higher.

Light Pollution

- The applicant has indicated that outdoor light fixtures will be equipped with Dark-Sky compliant lighting to reduce light pollution and glare.

Green Buildings

- The applicant should consider adhering to or incorporating elements of a green development framework like LEED or B3.

Transportation

- The applicant has indicated that the project will include 6 bike parking spaces.

Planning Commission Regular **4.**

Meeting Date: 08/15/2024

Subject: PC 24-23, Site Plan, Tronson Reserve, Palmer Architects, Ltd., 1354 121st Ave

Submitted For: Max Pattsner, Senior Planner **From:** Max Pattsner, Senior Planner

INTRODUCTION

The applicant is requesting site plan approval for a new 35-unit townhome development at 1354 121st Ave NW. This proposal is located in the moderate-density residential district (MDR) of which townhomes are a permitted use.

A similar site plan was approved by the Planning Commission in 2022 (PC 22-11), however the applicant chose not to move forward with the approved site plan. A modified version of the plan was submitted and is reviewed in this memo. Major changes to the plan include:

- Removal of the proposed single-family home;
- Added five more townhome units (up to 35 from 30);
- Replaced the cul-de-sac for fire truck turnaround with a hammerhead turnaround, which covers less space;
- Added a children's playground;
- Moved the townhome units fronting 121st Ave back two feet so that overhanging living space meets setback requirements.

ACTIONS

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

60 DAY RULE

The applicant submitted this application on:	**July 8th, 2024**
To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by:	**September 6th, 2024**

LOCATION

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant	Moderate-Density Residential	Moderate-Density Residential
North	Duplexes	Moderate-Density Residential	Moderate-Density Residential & PUD
South	Quadplexes	Moderate-Density Residential	Moderate-Density Residential & PUD
East	Degardner Pond	Park, recreation or preserve	Moderate-Density Residential & PUD
West	Single-family housing	Low-Density Residential	Low-Density Residential (LDR-2)

DISCUSSION

The site is just over 5 acres, with the southeast 1.25 acres as designated wetlands. About 0.05 acres of the designated wetlands will be developed with the rest of wetland remaining native open space. The development is meant to be in harmony with the environment by preserving the surrounding environment and be waterwise and energy wise. The site plan consists of seven triplexes, one six-plex and one eight-plex. Each unit has 3 bedrooms, 3 bathrooms and a 2-car garage with about 1,500 square feet of livable space. Common areas on site will include a double ramada with BBQ grills, a children's play area, benches, walking paths, and bike racks.
Staff has evaluated the site plan application and offers the following analysis:

Dimensional Requirements – **meets minimum setbacks and coverages**

Moderate-Density Residential District Requirements	**Proposed**
Site Area - NA	**OK** - 5 acres or 217,800 square feet
Building Height – 55' max	**OK** - 32'
Lot Coverage – 60% max (buildings, drives, parking areas)	**OK** - 50.5% lot coverage
Floor Area (3 & 3+ bedroom) – 960 sq ft min	**OK** - ~1,500 sq. ft.
Garage Size – minimum 300 sq. ft.	**OK** - ~464 sq. ft.
Bulk of Townhome Group – no more than 8 townhome units	**OK** - 7 bulks of 3 townhome units; 1 bulk of 6 townhome units; 1 bulk of 8 townhome units
Parking – 2.5 per unit (88 total, 18 common stalls, 35 garage stalls, 35 stalls on lot)	**OK** - 70 garage units, 19 common/guest parking spaces, 4 ADA spaces; 93 spaces total
Setbacks Required Bldg from another building 20' Bldg from exterior boundary of site 25' Bldg from street right of way 35' (25' side wall) Bldg from interior access drive or parking 10' Parking/driveway from exterior site boundary 10' Parking/driveway from street ROW 20'	**OK** 20' 25' 35' 10' 10' >20'

Development Guidelines – **meets minimum development guidelines**

Moderate-Density Residential District Requirements	**Proposed**
Building massing – staggering building components, recessing doorways, etc.	**OK** – Middle units of townhome blocks have staggering. Sides of townhome blocks also provide staggering materials. Single unit building has mix of staggering materials on its east and west elevations.
Facades – articulate building facades	**OK** – Middle units of townhome blocks have staggering to articulate facades of individual units.
Varied roof shapes	**OK** – Staggered gable roofs on front and rear and multiple gables of different sizes on sides.
Focal features	**OK** – Private patio and gate are provided at the front of each townhome unit.
Townhome building materials – variation of brick, wood, stucco, stone, vinyl siding and fiber-cement siding	**OK** – Buildings have a variation of simulated redwood, stucco and stone in a contemporary cottage style. Metal garage doors have translucent window panels.
Balconies, decks, porches	**OK** – Each unit has a private patio/porch with materials that match the exterior of the building

Entry steps	N/A

Common open space – **exceeds minimum requirement**
A minimum of 550 square feet of common open space must be provided per unit, equating to a minimum of 19,250 square feet for this development. The proposal has 46,103 square feet of common open space in addition to 61,650 square feet of wetland area.

Private open space – **Meets minimum requirement**
In addition to common open space, at least 350 square feet must be provided for the private use of each individual unit. Current site plan has 210 square feet of private patio space in addition open grass areas constituting at least 140 square feet in front of each unit. There is also ample common open space and wetland area on the site.

Amenities – **Children's play area, common amenities**
The applicant is proposing a children's play area, a ramada with a barbecue and benches, as well as walking paths on site. Each unit will have a 210 square foot private patio as well.

Site Plan Criteria – **meets standards**

Site Plan Standards for Approval (Ch. 11-304.8)	**Staff Analysis and Comments**	
(a) Be compatible with the surrounding land uses	**OK**	Proposed site plan is compatible with adjacent moderate density residential land uses.
(b) Preserve existing natural features whenever possible	**OK**	About 0.05 acres of existing wetland will be impacted, but the rest will be preserved on site with its native trees and plantings.
(c) 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 site is from 121st Ave NW.
(d) Not place excessive traffic loads on local streets	**OK**	The traffic generated by the proposed site plan can be accommodated on 121st Ave.
(e) Conform to the city's plan for parks, streets, service drives and walkways	**OK**	Park dedication fee of $1,410/unit for multiple dwellings (34 townhome units). Total fees are $47,940.
(f) Conform to the city's Comprehensive Land Use Plan	**OK**	Proposed site plan does align with future land use designation for site and is a permitted use for moderate density residential.
(g) Achieve a maximum of safety, convenience and amenities	**OK**	Internal sidewalks provide access to front entrances to each unit and connect to guest parking spaces and existing sidewalk along 121st Ave. Amenities provided in open common space.
(h) Show sufficient landscaping to reasonably screen undesirable features and to enhance the image of the development	**OK**	Code requires 26 overstory trees, 31 ornamental trees, 15 evergreen trees and 92 shrubs. New tree plantings exceed minimum, not including existing trees that will remain on site, for a total of 76 overstory trees, 26 evergreen, 66 ornamental, and 529 shrubs. Code also requires 240 "units" of landscaping in the 25ft bufferyard from LDR2. Site plan shows 510 units in bufferyard. A 3-foot change in elevation constituting a berm is also shown in the bufferyard between the parking area and adjacent single-family

		residential homes.	
(i) Not create detrimental disturbances to surrounding properties	**OK**	Because of similar intensity of adjacent residential uses, the project will not create disturbances that are detrimental to surrounding properties.	
(j) Meet requirements of Title	**OK**	No variances are needed. The site plan complies with setback and parking requirements.	
(k) Show efforts to conserve energy whenever practical	**OK**	Applicant has indicated in their project narrative to be waterwise and energywise.	

Elevations **– complies with allowable massing and materials**
The buildings include a mix of elements, colors and materials. Buildings are in a contemporary cottage style with a mix of simulated redwood, stucco and stone with metal garage doors. The fronts have a stone wall and gate entrance to private patio. Middle units of townhome blocks have staggering to break up the walls. Sides of townhome blocks also provide staggering materials. The single unit building has mix of staggering materials on its east and west elevations.

Signage **– requires separate permits**
One lighted ground sign is proposed near the entrance along 121st Ave NW. A pylon sign must be set back 15 feet from the right of way line. A monument sign must be set back 10 feet from any property line. The design and location of the proposed sign is not approved as part of the site plan approval and will require a separate permit. Staff will work with the applicant to ensure compliant signage.

RECOMMENDATION

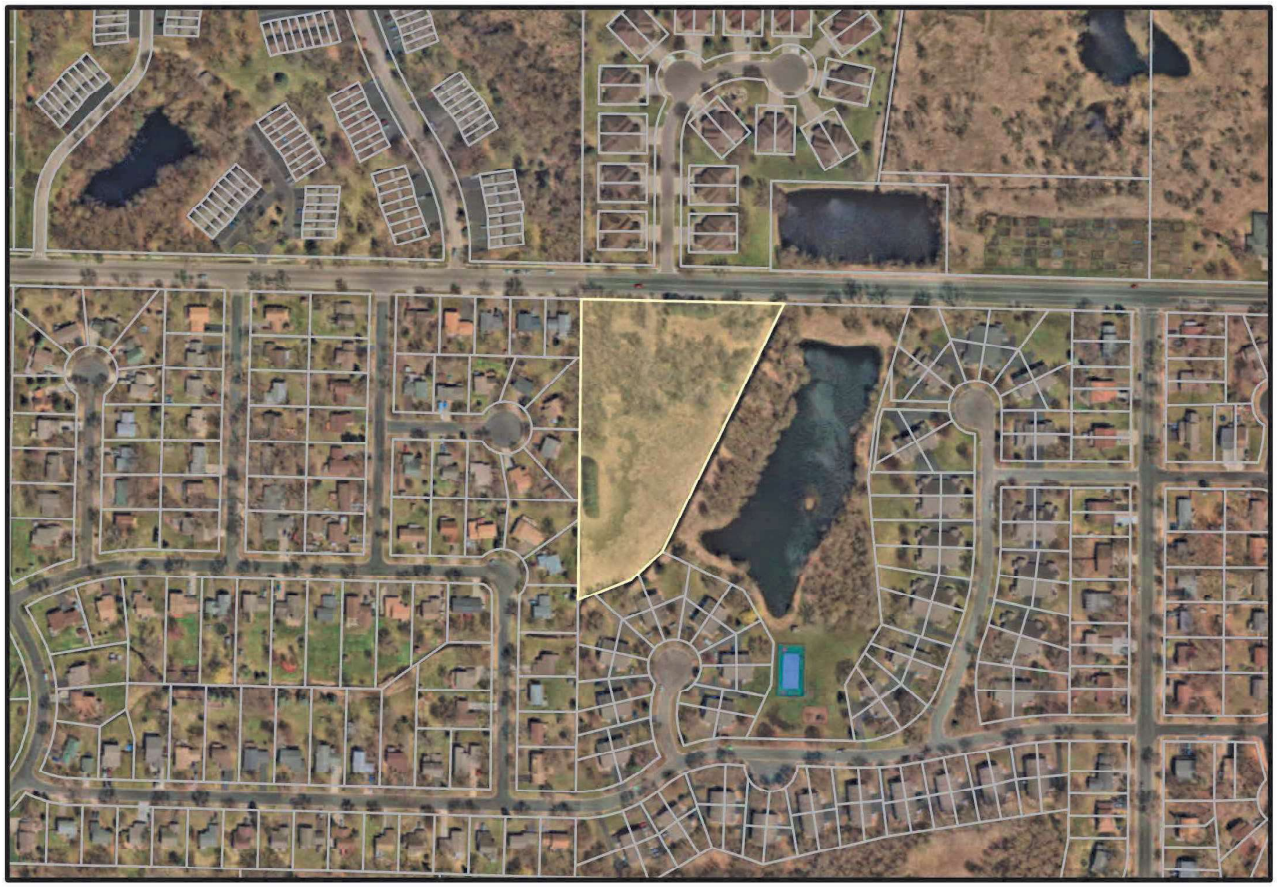
In planning case 24-23, the Planning Commission **approve** the proposed site plan with the following conditions:

1. All engineering comments be addressed.
2. All sustainability comments be considered.
3. The applicant enter into a site security agreement with the City.
4. Park dedication in the amount of $47,940 ($1,410 x 35 townhome units) be paid prior to issuance of building permit
5. All signage is subject to separate sign permits.
6. Compliance with Title 11

Attachments

Location Map
Site Plan
Private Open Space Exhibit
Engineering Comments - Pending
Sustainability Comments

Location Map



COON RAPIDS
Minnesota

Prepared by: Planning Division

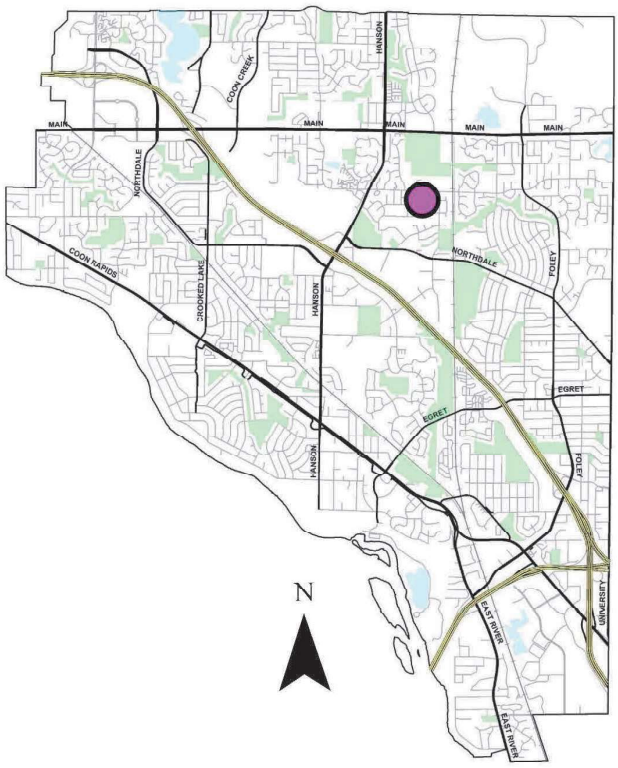
Date Exported: 7/12/2024 1:02 PM

Planning Case: 24-23

Land Use Review: Site Plan

Applicant: Palmer Architects, Ltd.

Address or PID: 1354 121st Ave NW
11-31-24-31-0001



Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located from various sources and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exact measurement of distance or direction or precision in the depiction of geographic features. if error or discrepancies are found please contact 763-767-6430.

TRONSON APARTMENTS - COON RAPIDS MN



SITE PLAN (LANDSCAPE RENDERING)

LANDSCAPE RENDERING



SITE PLAN RENDERING

NORTH

0' 20' 40' 80'

Scale: 1" = 40'-0"

LEGEND

SYMBOL	DESCRIPTION
	LAWN AREA
	DECOMPOSED GRANITE PLANTING AREAS
	ASPHALT DRIVE & PARKING
	CONCRETE SIDEWALK, PATIOS & PRIVATE WALKS
	PAVERS

PROPERTY ID: 11-31-24-31-0001

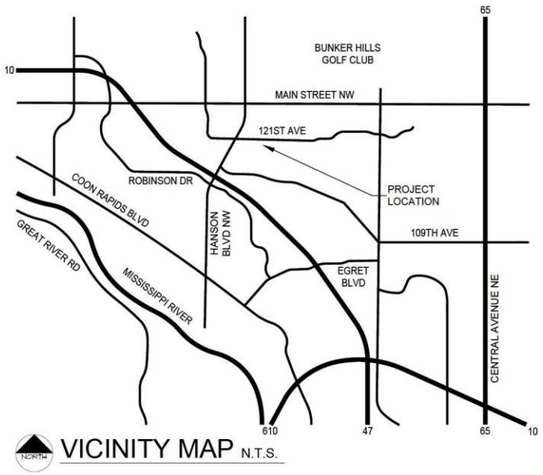
ZONING: MDR

OWNER: MARY T Inc.

ADDRESS: 11800 XEON BLVD, NW, SUITE 1
COON RAPIDS MN 55448

TELEPHONE: 480.947.7717

EMAIL: JERRY@PALMERARCHITECTS.COM



VICINITY MAP N.T.S.

MTH DESIGN GROUP
LANDSCAPE ARCHITECTURE
OFFICE 602.314.4214
MATT@MTHDESIGNGROUP.COM

COPYRIGHT 2024



EXPIRES: 12.31.2025

TRONSON APARTMENTS
1354 121ST AVENUE N.W.
COON RAPIDS, MN 55448

MTH DESIGN GROUP
LANDSCAPE ARCHITECTURE - DESIGN BUILD
WWW.MTHDESIGNGROUP.COM
FIRM #16727-0 - LA #51889 - AZROC #293820

Project
Tronson Apartments
Title
Landscape Set
Date
06.24.2024
Designed/Drawn By
Matthew Horne
Revisions

No.	Revision	Date
01	Preliminary	06.10.2024
02	Landscape Set	09.16.2024

LANDSCAPE RENDER

01 of 07

TRONSON HOMES

1354 121St Avenue N.W. Coon Rapids, MN 55448



UNITS AREA SCHEDULE (S.F.)							
UNIT	LIVABLE AREA			OTHER AREAS			TOTAL
	1ST FLOOR	2ND FLOOR	TOTAL L.A.	GARAGE	PRIVATE PATIO	TOTAL O.A.	
UNIT A (END)	451	1,029	1,480	473	210	683	2,163
UNIT AR (END)	451	1,029	1,480	473	210	683	2,163
UNIT B (MIDDLE)	451	1,092	1,543	473	210	683	2,226

BUILDING NET AREA SCHEDULE	
BUILDING A (UNIT 1-3) SUBTOTAL	6,552 S.F.
BUILDING B (UNIT 4-6) SUBTOTAL	6,552 S.F.
BUILDING C (UNIT 7-9) SUBTOTAL	6,552 S.F.
BUILDING D (UNIT 10-12) SUBTOTAL	6,552 S.F.
BUILDING E (UNIT 16-18) SUBTOTAL	6,552 S.F.
BUILDING F (UNIT 25-27) SUBTOTAL	6,552 S.F.
BUILDING G (UNIT 13-14) SUBTOTAL	6,552 S.F.
BUILDING H (UNIT 19-24) SUBTOTAL	13,230 S.F.
BUILDING I (UNIT 28-35) SUBTOTAL	12,978 S.F.
~~TOTAL AREA~~	~~58,855 S.F.~~

SITE PLAN

SCALE:1" = 40'-0"

0 40' 80'

NORTH

LEGEND

BUILDING FOOTPRINT

PROJECT TEAM

ARCHITECT:
JERRY PALMER / CHARLES PULSIPHER
PALMER ARCHITECTS, LTD.
4545 N. 36TH STREET SUITE 200
PHOENIX, ARIZONA 85018
PHONE: (480) 947-7717
JERRY@PALMERARCHITECTS.COM

ENGINEER WETLANDS:
REBECCA BEDUHM
RBEDUHM@SCHINC.COM
(651) 470-6027

SURVEYOR:
BRIAN PERSON
HAKANSON ANDERSON ASSOC., INC.
3601 THURSTON AVE.
ANOKA, MINNESOTA 55303
PHONE: (763) 427 5860
BRIAN@HAA-INC.COM

CIVIL:
CRAIG JOCHUM PE
HAKANSON ANDERSON ASSOC., INC.
3601 THURSTON AVE.
ANOKA, MINNESOTA 55303
PHONE: (765) 852 0485

OWNER:
MARY T., INC
1555 118TH LN NW, SUITE 1
COON RAPIDS MN 55448

STRUCTURAL ENGINEER:
M. HADIUL ISLAM
INTEGRATED CONSULTING SERVICES
2664 S NIELSON STREET
GILBERT, ARIZONA 85295
PHONE:(480) 612-4248
MHADIUL@GMAIL.COM

PROJECT DESCRIPTION

35 APARTMENT UNITS (2 STORY), 2-CAR GARAGE, 3-BDRM, 2-1/2 BATH, 1,482 S.F. LIVABLE, 1,943 S.F.

SITE DATA

PROJECT NAME:
TRONSON HOMES

MINNESOTA PROPERTY ID:
11-31-24-31-0001

PROJECT ADDRESS:
1354 121 ST AVE. N.W. CORN RAPIDS , MN 55448

ZONE:
MDR

TOTAL UNITS:
2-STORY 7 TRIPLEX + 2-STORY 1 SIXPLEX + 1 2-STORY EIGHTPLEX = 35 UNITS PROVIDED

DENSITY = UNITS/AC:
9 UNITS X 5 ACRES = 45 UNITS ALLOWED
35 UNITS SHOWN

MAX. HT:
32'-0"

PARKING REQUIREMENTS:

35 2-BR UNITS X 1.5=	53 SPACES
35 X 0.5 (GUEST PARKING)=	18 SPACES
70 PARKING SPACES REQUIRED	

PARKING SUMARY (PROVIDED):
4 H.C. SPACE (GUEST)
70 GARAGE SPACES
19 STANDARD GUEST PARKING SPACES
93 PARKING SPACES PROVIDED

SETBACKS:
F. 35'-0"
S. 25'-0"
R. 35'-0"

GROSS AREA:
5.0 ACRES X 43,560 = 217,800 S.F.

BICYCLE PARKING:
SPACES PROVIDED

OPEN SPACE:
46,103 S.F. / 217,800 = 21.2%
TOTAL OPEN AREA W/ WETLANDS = 49.5%

CONSTRUCTION TYPE:
VB

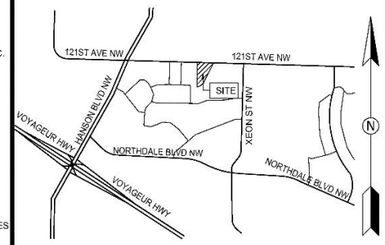
FIRE SPRINKLERS:
ALL BUILDING TO BE FIRE SPRINKLED, SYSTEM TYPE 13R

LOT COVERAGE BUILDINGS:

BUILDING A:	3,151 S.F.
BUILDING B:	3,151 S.F.
BUILDING C:	3,151 S.F.
BUILDING D:	3,151 S.F.
BUILDING E:	3,151 S.F.
BUILDING F:	3,151 S.F.
BUILDING G:	3,151 S.F.
BUILDING H:	8,423 S.F.
BUILDING I:	8,613 S.F.
RAMADA	280 S.F.
TOTAL:	37,379 S.F. (17.15%) (45.0% ALLOWED)

AMENITIES:
-RAMADA
-B.B.Q. GRILL
-PLAYGROUND

OCCUPANCY TYPE:
R-2



VICINITY MAP

SCALE:N.T.S.

IMPROVEMENTS

1. REMOVE ALL UNUSED DRIVEWAYS AND REPLACE ANY BROKEN OR OUT-OF-GRADE CURB, GUTTER, AND SIDEWALK ON ALL STREETS.
2. UPDATE ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALK CURB RAMPS, AND DRIVEWAYS.) TO CURRENT ADA GUIDELINES.

SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF COON RAPIDS WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED THAT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR AND VIBRATION EMITTED BY USES OUTSIDE THE SITE.
4. REMOVE ALL UNUSED DRIVEWAYS AND REPLACE ANY BROKEN OR OUT OF GRADE CURB, GUTTER AND SIDEWALK ON ALL STREETS.
5. ALL SIDEWALKS, CURBS, RAMPS AND DRIVEWAYS TO CURRENT A.D.A. GUIDELINES.

PROPERTY DESCRIPTION

(PER CERTIFICATE OF TITLE NO. 144281)

THAT PART OF THE NORTH EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 31, RANGE 24, ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH EAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 0 DEGREES 42 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF SAID NORTH EAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 725.51 FEET TO IT S INTERSECTION WITH THE CENTER LINE OF A PRIVATE DITCH; THENCE NORTH 67 DEGREES 41 MINUTES 16 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 128.86 FEET; THENCE NORTH 46 DEGREES 39 MINUTES 35 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 95.09 FEET; T HENCE NORTH 24 DEGREES 48 MINUTES 25 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE O F 673.41 FEET TO ITS INTERSECTION WITH THE NORTH I IN E O F SAID NORTH EAST QUARTER OF THE SOUTH WEST QUARTER; THENCE DUE WEST ALONG SAID NORTH LINE A DISTANCE OF 4 79. 96 FEET TO THE POINT OF COMMENCEMENT.

PALMER ARCHITECTS, LTD.
4545 N. 36 Street • Suite 200 • Phoenix, AZ 85018
(480) 947.7717 Fax: (480) 947.7716

Architect
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.
Signature: Charles Anthony Pulsipher
Typed or Printed Name: Charles Anthony Pulsipher
Date: 9/7/2023 License Number: 60336

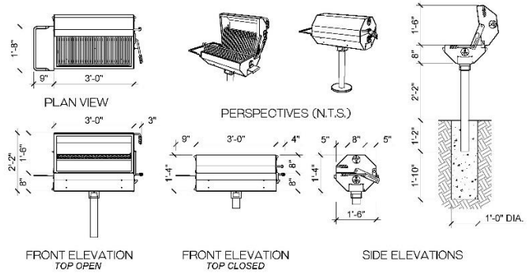
35 NEW APARTMENTS
1354 121ST AVE. N.W.
COON RAPIDS
MN 55448

SITE PLAN
REVISED 7/1/24

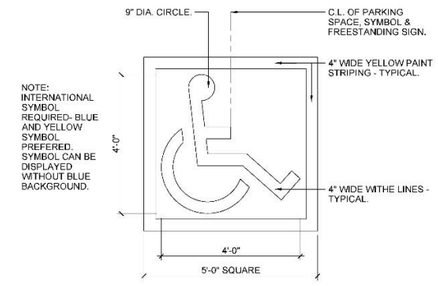
REVISIONS	BY
7/1/2024	

DRAWN
SR
CHECKED
JP
DATE
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SCALE
1" = 40'-0"
JOB NO.
PLMR 013 2021
SHEET
SP-1

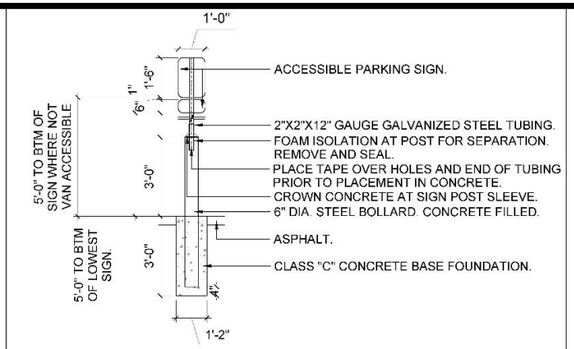
PILOT ROCK CHARCOAL GRILL
STEEL VENTED & COVERED PARK GRILL EC-40 (BLACK COLOR)



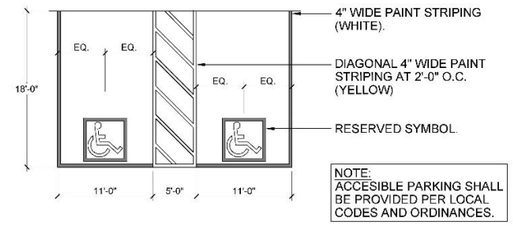
1 POST MOUNTED BBQ GRILL
SCALE: 3/8" = 1'-0"



2 H.C. PARKING SYMBOL
SCALE: 1/2" = 1'-0"



3 H.C. SIGN POST AND FOOTING
SCALE: 3/8" = 1'-0"

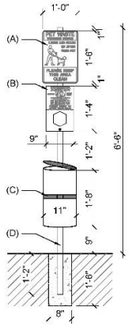


4 H.C. PARKING PLAN
SCALE: 1/4" = 1'-0"

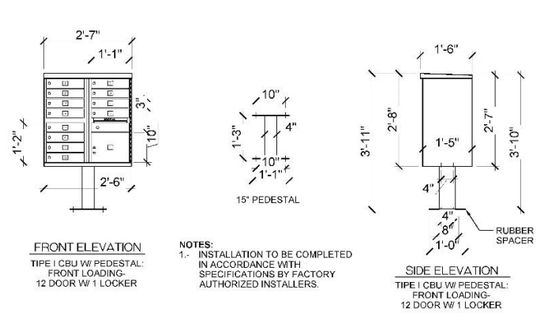
KEYNOTES:

DOGIPOT HEADER OAK PET STATION
1003HP-L MODEL

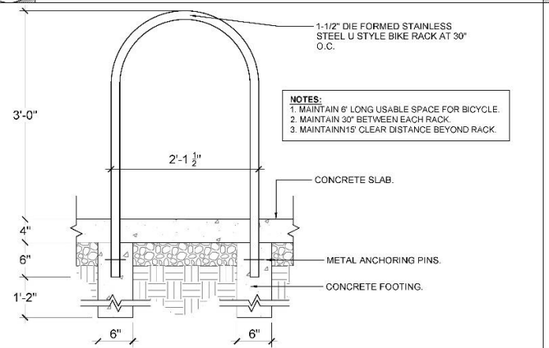
(A) PET SIGN:
-H: 18" X W: 11.5"
-14 GAUGE REFLECTIVE ALUMINUM
-WEIGHT: 1.35 LBS
-FOREST GREEN ON WHITE
(B) BAG DISPENSER:
-H: 15.5" X W: 9.4" X D: 4.25"
-12 GAUGE POWDER COATED FOREST GREEN ALUMINUM
-WEIGHT: 7 LBS
-400 BAG CAPACITY
-DIAMOND BAG DISPENSER SLOT
-FRONT LOCKING ACCESS PANEL
-CLEARLY POSTED INSTRUCTIONS
(C) STEEL TRASH RECEPTACLE WITH LID:
-H: 23" X 11.5" DIAMETER
-16 GAUGE POWDER COATED FOREST GREEN STEEL
-WEIGHT: 14.6 LBS.
-10 GALLON CAPACITY WITH INTERIOR TRASH LINER BAG RETAINER BANDS
-ATTACHED STAINLESS STEEL HINGED LID
-ONE BOX 50 COUNT LINER TRASH BAGS
(D) TELESCOPIC GALVANIZED STEEL MOUNTING POST:
-2" X 2" X 8'
-11 GAUGE GALVANIZED STEEL
-WEIGHT: 15 LBS.
HOLE:
-D: 18" X W: 8"
-FILL WITH 40 LBS. "READY TO USE: CEMENT



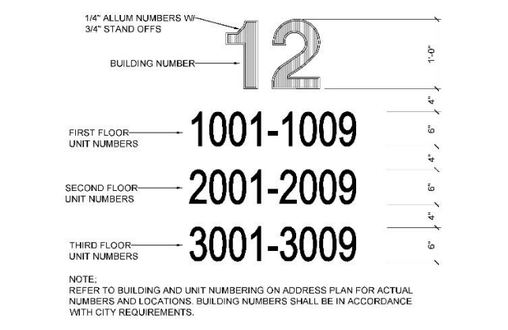
5 PET STATION
SCALE: 3/8" = 1'-0"



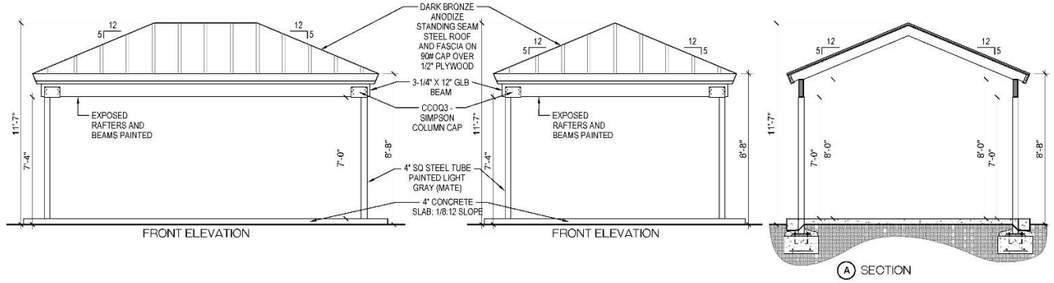
6 12-DOOR MAILBOX WITH PEDESTAL
SCALE: 1/2" = 1'-0"

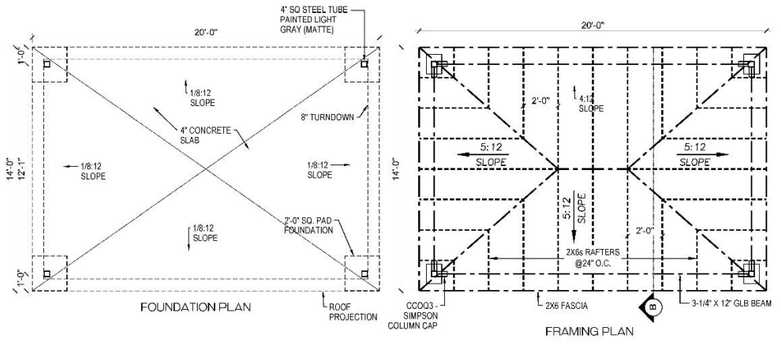


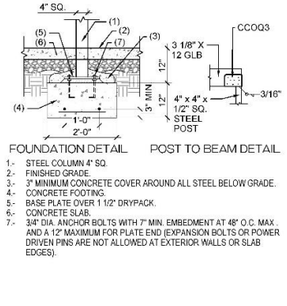
7 BIKE RACK
SCALE: 1" = 1' 0"



8 BUILDING ADDRESS SIGN
SCALE: 1" = 1' 0"







9 20' X 14' RAMADA DETAIL
SCALE: 1/4" = 1'-0"

KidKraft
MADE FOR MAKE BELIEVE™

F29410

OUTDOOR ODYSSEY PLAYSET

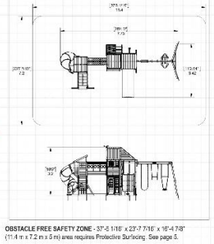
BILT. Easy step-by-step 3D interactive instructions for this product can be found in BILT®. Download today.
Available on the App Store
GET IT ON Google Play

MISSING SOMETHING? CALL US OR GO ONLINE

MAXIMUM VERTICAL FALL HEIGHT - 9'10" (3m).
CAPACITY - 16 Users Maximum, Ages 3 to 10. Weight Limit: 110 lbs. (50 kg) per child.
RESIDENTIAL HOME USE ONLY. Not intended for public areas such as multi-unit residences, schools, churches, nurseries, day cares or parks.

Option 1 - Attached Swing Beam Configuration



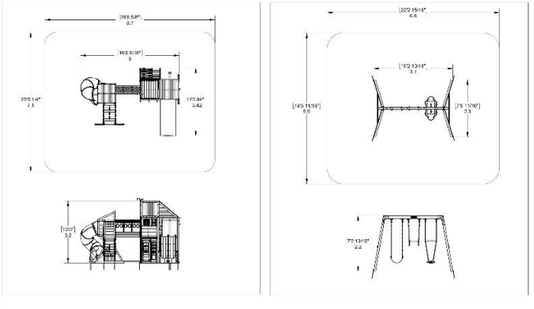


Option 2 - Separate Swing Beam Configuration



OBSTACLE FREE SAFETY ZONE - 28'-6 5/8" x 23'-5 1/4" x 16'-4 7/8" (8.7 m x 7.1 m x 5 m) area requires Protective Surfacing. See page 5.

OBSTACLE FREE SAFETY ZONE - 22'-2 15/16" x 19'-5 11/16" x 13'-1 7/16" (6.8 m x 5.9 m x 4 m) area requires Protective Surfacing. See page 5.



INSTALLATION AND OPERATING INSTRUCTIONS

FOR 24/7 ONLINE PARTS REPLACEMENT

parts.kidkraft.com
KidKraft, Inc.
4630 Olin Road
Dallas, Texas 75244
USA
customerservice@kidkraft.com
1.800.933.0771
972.385.0100

parts.kidkraft.eu
KidKraft Netherlands BV
Olympisch Stadion 8
1076 DE Amsterdam
The Netherlands
europecustomerservice@kidkraft.com
+31 20 305 8620
M-F from 09:00 to 17:30 (GMT+1)

9409410 Rev 05/10/2022

TWO-PERSON ASSEMBLY | ASSEMBLY TIME 10 - 20 HOURS | OUTDOOR, ONLY FOR OUTDOOR DOMESTIC USE

⚠WARNING
To reduce the risk of serious injury or death, please read and follow these instructions. Keep and refer to instructions as needed and pass along to any future owners of this item.

10 KIDS KRAFT TOWER
SCALE: N.T.S.

PALMER ARCHITECTS, LTD.
4545 N. 36 Street. • Suite 200 • Phoenix, AZ 85018
(480) 947.7777 Fax: (480) 947.7776

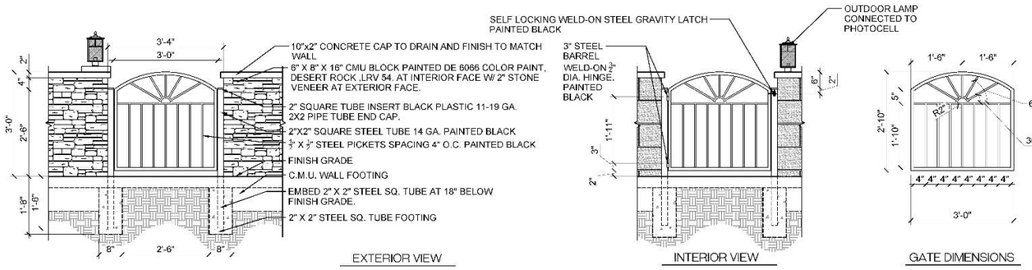
Architect
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.
Signature: Charles Anthony Palmer
Typed or Printed Name: Charles Anthony Palmer
Date: 9/7/2023 License Number: 60156

35 NEW APARTMENTS
1354 121ST AVE. N.W.
COON RAPIDS
MN 55448

SITE PLAN DETAILS
REVISED 7/1/24

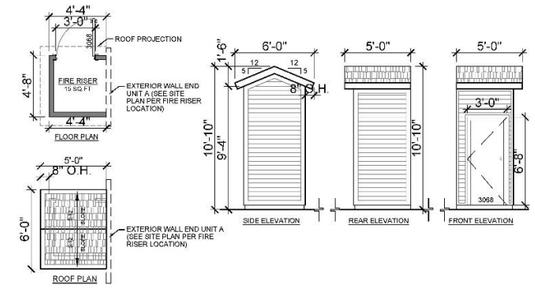
REVISIONS	BY
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06-17-2022	JP
07-01-2023	JP

DRAWN
SR/FI
CHECKED
JP
DATE
Plot Date/Time: July 01, 2024 - 12:03 pm
SCALE
AS SHOW
JOB NO.
PLMR 013 2021
SHEET
SP-2



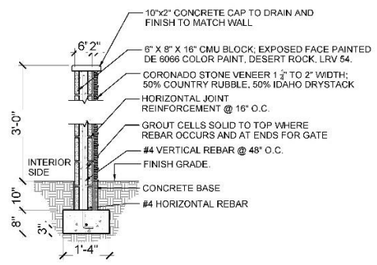
11 PATIO GATE DETAIL

SCALE: 1/2" = 1'-0"



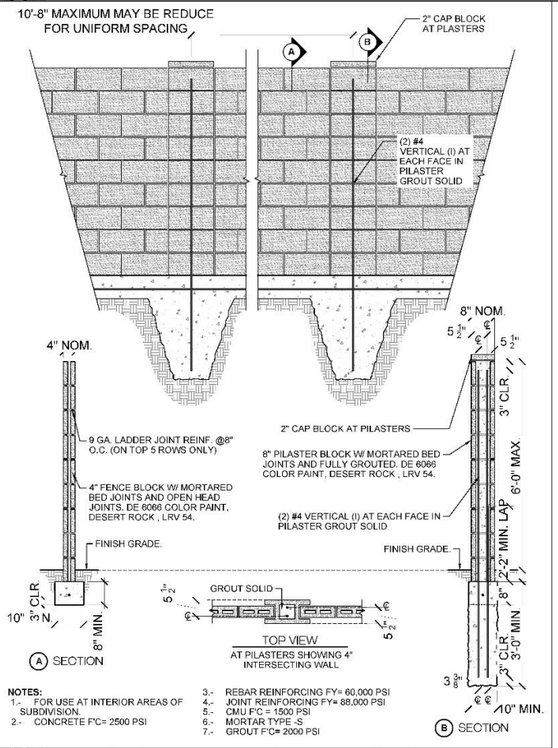
12 FIRE RISER DETAIL

SCALE: 3/16" = 1'-0"



13 C.M.U. LOW WALL W/ STONE VENEER

SCALE: 1/2" = 1'-0"



NOTES:
1.- FOR USE AT INTERIOR AREAS OF SUBDIVISION.
2.- CONCRETE F'C= 2500 PSI
3.- REBAR REINFORCING FY= 60,000 PSI
4.- JOINT REINFORCING FY= 88,000 PSI
5.- CMU F'C = 1500 PSI
6.- MORTAR TYPE -S
7.- GROUT F'C= 2000 PSI

14 NEW 6'-0" C.M.U. FENCE WALL (4")

SCALE: 1/2" = 1'-0"

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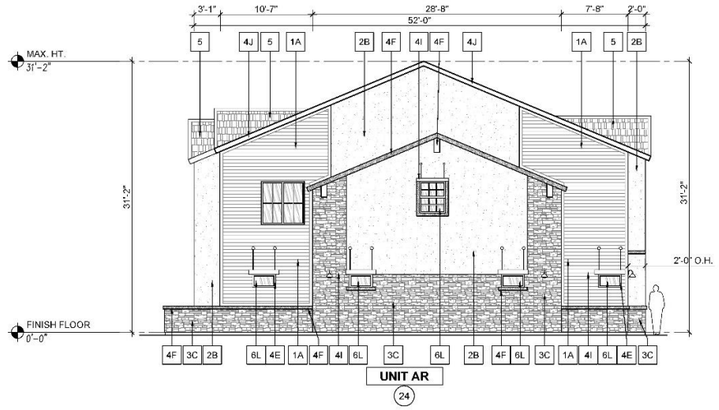
35 NEW APARTMENTS
1354 121ST AVE. N.W.
COON RAPIDS
MN 55448

SITE PLAN DETAILS

REVISED 7/1/24

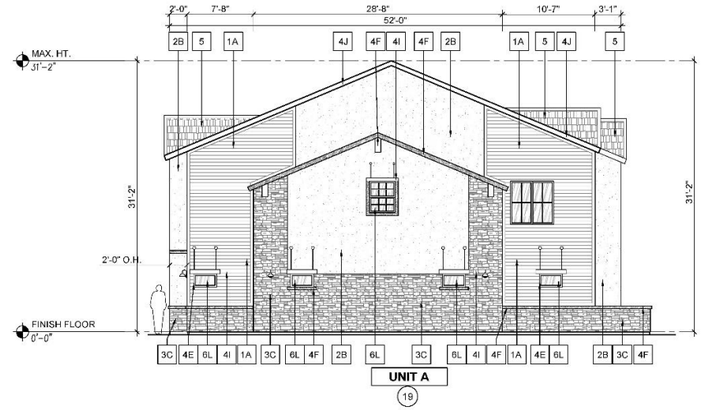
REVISIONS	BY
04-14-2022	JP
06-17-2022	JP
07-01-2022	JP

DRAWN SR/FI
CHECKED JP
DATE Plot Date/Time: July 01, 2024 - 12:05 pm
SCALE AS SHOW
JOB NO. PLMR 013 2021
SHEET SP-3



LEFT ELEVATION – BUILDING I

SCALE:1/8" = 1'-0"



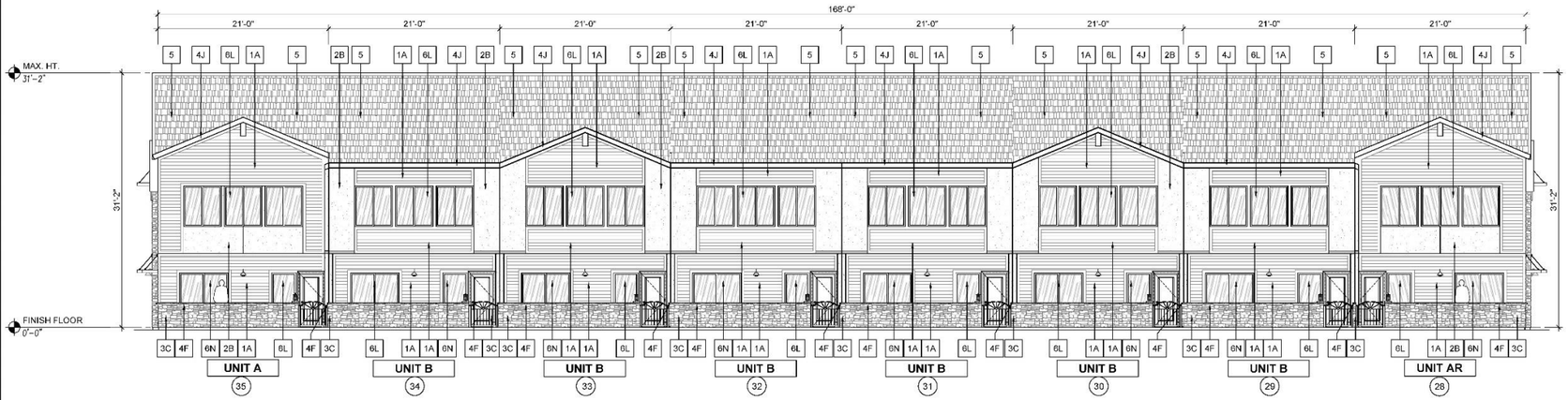
RIGHT ELEVATION – BUILDING I

SCALE:1/8" = 1'-0"



REAR ELEVATION – BUILDING I

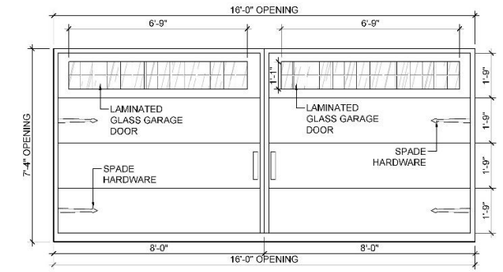
SCALE:1/8" = 1'-0"



FRONT ELEVATION – BUILDING I

SCALE:1/8" = 1'-0"

CALL OUT	BUILDING ELEMENT				
TAG #	NAME	MATERIAL	MANUFACTURER	COLOR	FINISH
1A	SIDING PANEL	FIBER CEMENT LAP SIDING	JAMES HARDIE OR SIMILAR	REDWOOD	CEDAR
2B	STUCCO TEXTURE	CEMENT, SAND AND LIME - WESTERN 1-KOTE	LOCAL CONSTRUCTION COMPANY	DUNN-EDWARDS, DE6066 DESERT ROCK, LRV 54	SYNTHETIC SMOOTH - EVERSHIELD - EGGSHEELL
2G	PORCH DOOR	STEEL	FRONT DOOR (IRON DOORS ARIZONA LLC) - GARAGE DOOR (ARIZONA GARAGE DOOR & REPAIR)	PAINTED WITH DUNN-EDWARDS, DET617 WINTER MORN, LRV 70	POWDER- COATING / EVERSHIELD - EGGSHELL
3C	BRICK VENNER	CEMENT	CORONADO STONE	ICEBERG	NATURAL
4D	COLUMN	STEEL		DUNN-EDWARDS, DEA002 BLACK , LRV 4	EVERSHIELD - LOW SHEEN
4E	WINDOWS FRAME	VYNIL	LIFETIME WINDOWS & DOORS	DUNN-EDWARDS, DEA002 BLACK , LRV 4	EVERSHIELD - EGGSHELL
4F	TRIM	CEMENT, SAND AND LIME	LOCAL CONSTRUCTION COMPANY	DUNN-EDWARDS, DEA002 BLACK , LRV 4	SYNTHETIC SMOOTH - EVERSHIELD EGGSHELL
4G	DOORS	STEEL	FRONT DOOR (IRON DOORS ARIZONA LLC) - GARAGE DOOR (ARIZONA GARAGE DOOR & REPAIR)	PAINTED WITH DUNN-EDWARDS, DEA002 BLACK, LRV 4	POWDER- COATING / EVERSHIELD - EGGSHELL
4H	METAL ROOF	STEEL	CANYON STATE ROOFING &CONSULTING	DUNN-EDWARDS, DEA002 BLACK , LRV 4	PAINT COATING
4I	AWNINGS	STEEL	LOCAL CONSTRUCTION COMPANY	DUNN-EDWARDS, DEA002 BLACK , LRV 4	PAINT COATING
4J	FASCIA	VINYL	LOCAL CONSTRUCTION COMPANY	DUNN-EDWARDS, DEA002 BLACK , LRV 4	PAINT COATING
4K	SCUPPER	VINYL	LOCAL CONSTRUCTION COMPANY	DUNN-EDWARDS, DEA002 BLACK , LRV 4	PAINT COATING
5-	SHINGLES	ASPHALT	THE HOME DEPOT	OAKRIDGE ONYX BLACK LAMINATE	ARCHITECTURAASPHALT SHINGLE
6L	WINDOWS	GLASS	LIFETIME WINDOWS & DOORS	LOW E COLOR CLEAR	TB150
6M	LAMINATED GLASS IN GARAGE DOORS	GLASS	LIFETIME WINDOWS & DOORS	LOW E COLOR CLEAR	TB150
6N	SLIGIND DOORS	GLASS	FRONT DOOR (IRON DOORS ARIZONA LLC) - GARAGE DOOR (ARIZONA GARAGE DOOR & REPAIR)	LOW E GLASS (TB150) COLOR CLEAR	TB150

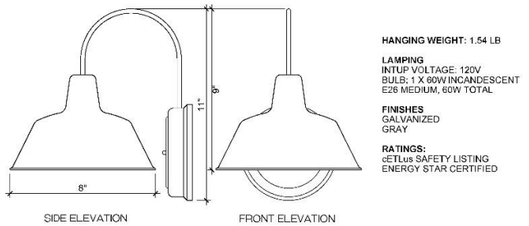


1 GARAGE DOOR STEEL

SCALE: 3/8" = 1'-0"

PORTFOLIO ELLICOTT DARK SKY OUTDOOR WALL LIGHT

FS130125-20 MODEL



HANGING WEIGHT: 1.54 LB

LAMPING
INTUP VOLTAGE: 120V
BULB: 1 X 60W INCANDESCENT
E26 MEDIUM, 60W TOTAL

FINISHES
GALVANIZED
GRAY

RATINGS:
cETLus SAFETY LISTING
ENERGY STAR CERTIFIED

PORTFOLIO ELLICOT 10.75-IN H GALVANIZED DARK SKY MEDIUM BASE (E-26) OUTDOOR WALL LIGHT.

-SILVER-FINISHED STEEL FIXTURE (WEATHER-RESISTANT).
-60 WATT MEDIUM BASE INCANDESCENT BULB.
-8.25"W X 10.75" H X 10.5"D

2 OUTDOOR POST LAMP

SCALE: 3" = 1'-0"

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Architect
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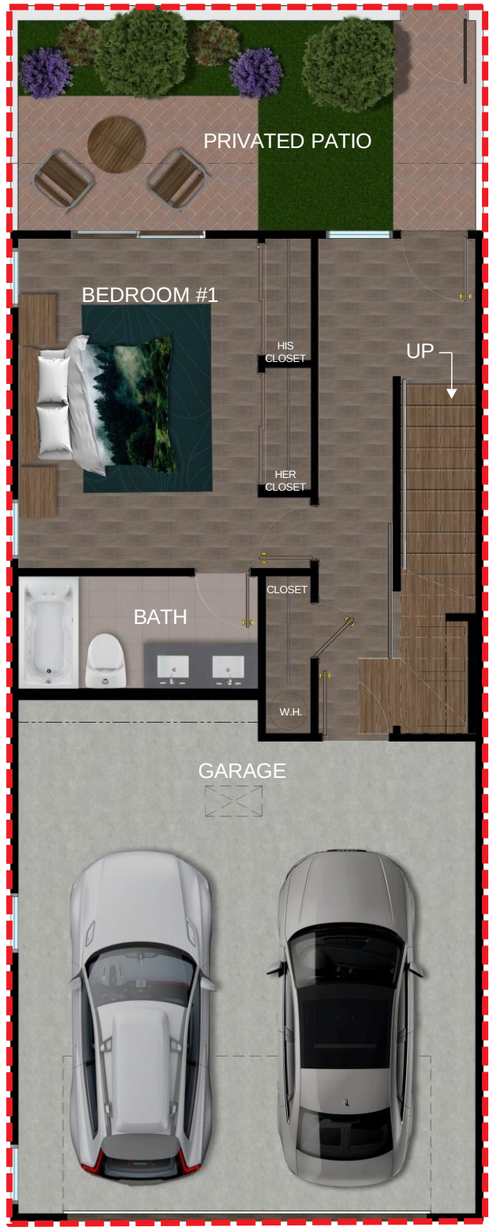
NEW APARTMENTS
1354 121ST AVE. N.W.
COON RAPIDS
MN 55448

BUILDING ELEVATIONS

REVISIONS	BY
CoCR 12/4/23 1	RS

DRAWN SR / FI
CHECKED JP
DATE Plot Date/Time: July 01, 2024 - 11:02 am
SCALE 1/8" = 1'-0"
JOB NO. PLMR 013 2021
SHEET A-2.5

TRONSON APARTMENTS - COON RAPIDS MN



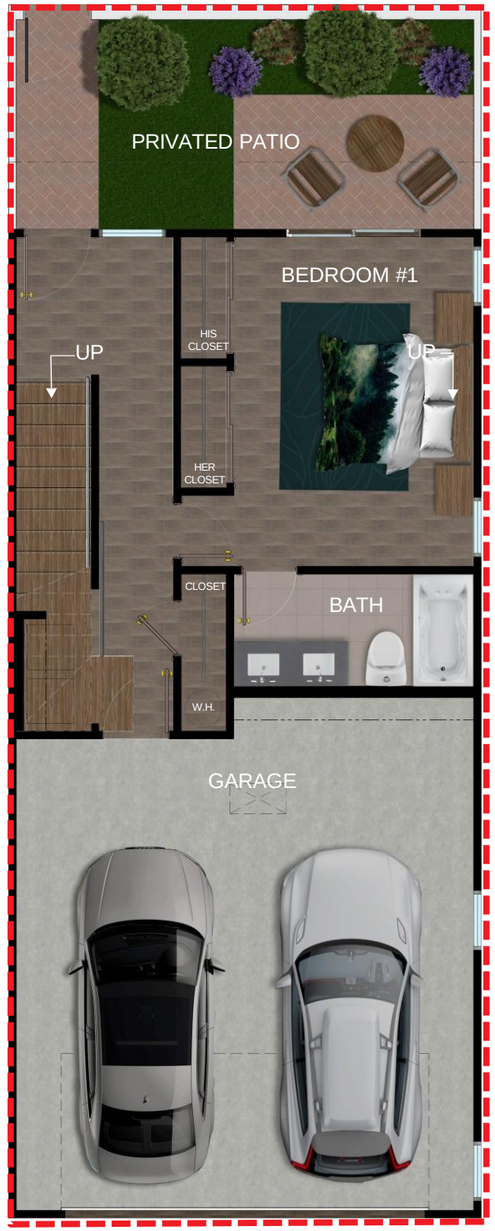
▪1ST FLOOR PLAN UNIT A



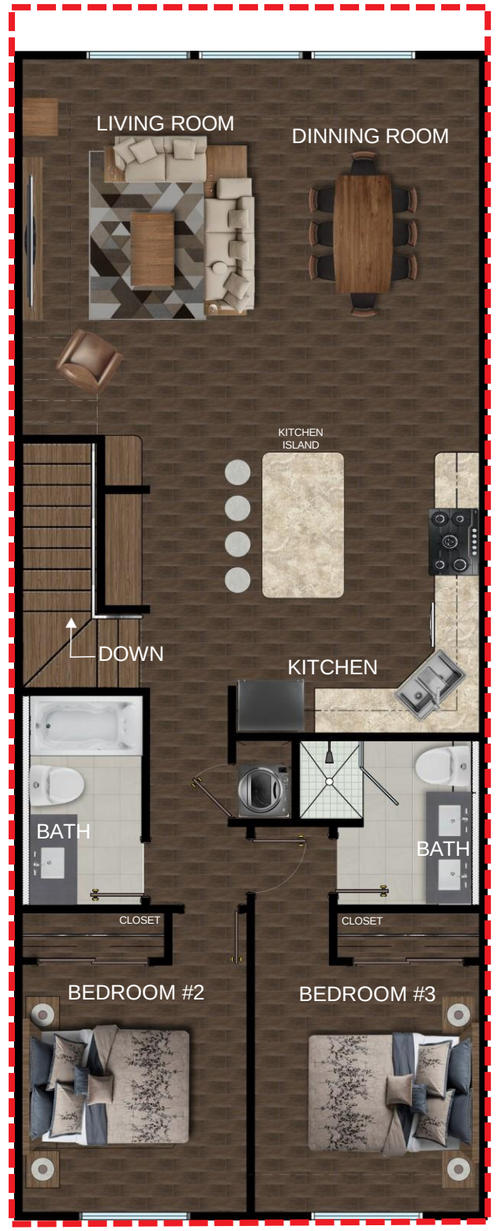
▪2ND FLOOR PLAN UNIT A

FLOOR PLANTS - UNIT A

TRONSON APARTMENTS - COON RAPIDS MN



▪ 1ST FLOOR PLAN UNIT B



▪ 2ND FLOOR PLAN UNIT B

FLOOR PLANTS - UNIT B

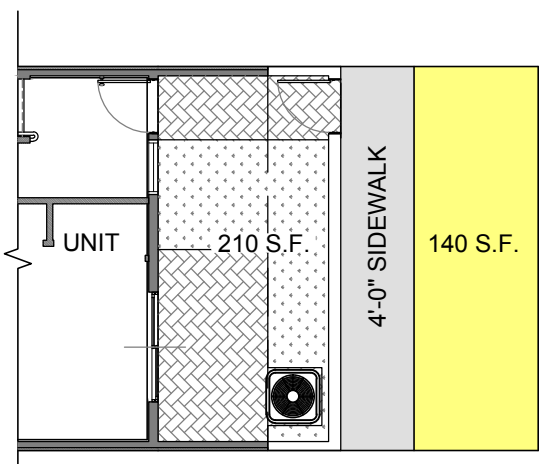
TRONSON APARTMENTS - COON RAPIDS MN



TRONSON APARTMENTS (35 UNITS)

1354 121St Avenue N.W. Coon Rapids, MN 55448

EXISTING 4'-10" SIDEWALK
NEW 40'-0" R.O.W.
35'-0" SETBACK
140 SQ.FT TYP.
BLOCK @ INTERIOR OF PATIOS
COLORED PAVER STRIP (TYP.)
LIGHTED SIGN
NEW 4'-0" SIDEWALK
NEW 3'-0" SIDEWALK
PRIVATE PATIO
BUILDING A 3,151 S.F.
BUILDING B 3,151 S.F.
BUILDING C 3,151 S.F.
BUILDING D 3,151 S.F.
PRIVATE DRIVEWAY
H.C. RAMP
25'-0" SETBACK
ASPHALT DRIVEWAY
HEATED FIRE RISER ROOM 4' X 5' (TYP.)
BIKE RACKS (5)
MAILBOXES
OPEN COMMON AREA
BUILDING E 3,151 S.F.
BUILDING F 3,151 S.F.
BUILDING G 3,151 S.F.
BUILDING H 6,423 S.F.
BUILDING I 8,613 S.F.
BIKE RACKS (3)
KIDS KRAFT TOWER W/ SLIDES
RAMADA
REMOVE WETLANDS SHADED 2,295 S.F. AREA, .05 ACRES BY ENGINEER.
COLORED PAVER STRIP (TYP.)
WETLANDS 61,650 S.F. UNDISTURBED. 59,155 S.F. AFTER REMOVAL
PRIVATE YARD 10' X 21' (TYP.)
2-STORY UNITS 1450 S.F. - 1540 S.F. 3-BDRM / 2 ½ BA (TYP.)
TURNAROUND
30'-0" DRAINAGE SETBACK
PROPERTY LINE S01°08'13"W 725.51'
PROPERTY LINE N26°39'55"E 673.30'
PROPERTY LINE N48°30'45"E 95.09'



TYPICAL UNIT
TOTAL PRIVATE OPEN SPACE
350 S.F.

NOTE: REVISED AREA
7/1/2024

LEGEND

BUILDING FOOTPRINT

SITE PLAN PRIVATE OPEN SPACE

SCALE:1" = 40'-0"

0 40' 80'

8/6/24

NORTH

COON RAPIDS Minnesota

Engineering Division
11155 Robinson Drive NW, Coon Rapids, MN 55433
Web: coonrapidsmn.gov Phone: 763-767-6479

TO:	Planning
FROM:	Engineering
SUBJECT:	Site Plan Review: Tronson Reserve
DATE:	August 7, 2024

As of 8/7/24, Engineering comments pending.

COON RAPIDS Minnesota
11155 Robinson Drive NW, Coon Rapids, MN 55433
Web: coonrapidsmn.gov Phone: 763-755-2880

Sustainability Comments
Re: PC 24-23, Tronson Reserve Site Plan Application

Solar

- The applicant has indicated that the project will include a solar energy system on site.

Electric Vehicle Charging

- The applicant should consider pre-wiring 4 parking spaces, and at least one handicapped accessible parking space, for future EV charging stations.

Light Pollution

- The applicant should consider installing Dark-Sky compliant lighting in outdoor fixtures to minimize light pollution and glare.

Green Buildings

- The applicant should consider adhering to or incorporating elements of a green development framework like LEED or B3.

Transportation

- The applicant has indicated that the project will include bike parking spaces.

Other Sustainability Elements

- The applicant has indicated that the project will also include the following sustainable elements:
    - Native open space in the southeast corner of the site
    - Preservation of native trees on the west and north side of the site
    - Water-wise and energy-wise plumbing, electrical, and mechanical fixtures

Planning Commission Regular **5.**

Meeting Date: 08/15/2024

Subject: PC 24-24 CUP, Alloy Wheel Repair, 2423 Coon Rapids Blvd NW, JK Beetle Holdings, LLC

Submitted For: Kurt Bearinger, Senior Planner **From:** Kurt Bearinger, Senior Planner

INTRODUCTION

The applicant (Jason Kothenbeutel of JK Beetle Holdings, LLC) is requesting conditional use permit (CUP) approval for a new automobile repair business at 2423 Coon Rapids Blvd NW.

ACTIONS

- Conduct a public hearing
- Decision by Planning Commission: **08/15/2024**

60 DAY RULE

The applicant submitted this application on:	**07/08/2024**
To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by:	**09/06/2024**

LOCATION

The property is located at 2423 Coon Rapids Blvd NW near the intersection of Coon Rapids Blvd and Xavis St.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant Building	Commercial Mixed-Use	General Commercial; River Rapids Overlay District (RRO)
Northwest	Certified Public Accountants (Office)	Commercial Mixed-Use	General Commercial; River Rapids Overlay District (RRO)
Southwest	Single-family detached dwellings	Low Density Residential	Low Density Residential (LDR-1)
Southeast	Anytime Fitness (Physical fitness center)	Commercial Mixed-Use	General Commercial; River Rapids Overlay District (RRO)
Northeast	109th Place Apartments (Multiple family dwellings)	High Density Residential	High Density Residential (HDR)

DISCUSSION

Project Overview. The applicant is proposing a new automobile repair (major) business in a vacant building that used to be a dance studio. The building shares a wall with Anytime Fitness. The business cleans, straightens, welds, paints, powder coats, and polishes damaged wheels. All business activities will be contained within the building. The building will include, storage/staging space, production areas, offices, and a showroom (see attached narrative and floor plan for full explanation of business operations and layout). The welding service is what elevates the business from minor to major automobile repair, thus requiring a CUP.

Analysis. Staff has evaluated the conditional use permit application and offers the following analysis:
Conditional Use Permit Criteria – **Proposal meets all criteria.**

Conditional Use Standards for Approval (Ch. 11-304.2)	**Staff Analysis and Comments**
(a) Be in conformity with the city's Comprehensive Land Use Plan	**OK** - The Comprehensive Plan and future land use plan has identified this site as Commercial Mixed Use. An automobile repair business complies with that land use designation.
(b) Not be detrimental to the public health, safety, or general welfare	**OK** - There are no known issues with the business that would cause harm to the public health, safety, or general welfare. A Certificate of Occupancy would also be issued to further ensure the use is not detrimental to the public health, safety or welfare. **See call out below for further discussion.**
(c) Located, designed, maintained and operated to be compatible with the existing or intended character of that zoning district	**OK** - The proposed conditional use is compatible with the mixed-use character of the zoning district.
(d) Not depreciate property values	**OK** - Generally, a well maintained and compliant business will not depreciate property values.
(e) Not be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to noises, glare, smoke, dust, odor, fumes, water pollution, vibration, general unsightliness, electrical interference or other nuisances	**OK -** The proposed conditional will not be hazardous, detrimental, or disturbing to present and potential surrounding land uses. **See call out below for further discussion.**
(f) Generate only minimal vehicular traffic on local streets and shall not create traffic congestion, unsafe access or parking needs that will cause inconvenience	**OK** – The traffic generated by the proposed conditional use can be accommodated on the existing streets. The site provides 26 parking spaces which is the minimum required by code.
(g) Served adequately by essential public services	**OK** - The essential services currently available to the site are sufficient to serve the proposed use.
(h) Not create excessive additional requirements at public cost for public facilities and services	**OK** - The proposed conditional use does not create excessive additional requirements.
(i) Preserve and incorporate the site's important natural and scenic features into the development design	**OK** – The proposed use will not impact the existing landscaping or natural features of the site.
(j) Cause only minimal adverse environmental effects	**OK** - Proper handling of equipment and materials will not cause adverse environmental effects.

Per River Rapids Overlay District Section 11-1003.8(3), the applicant must also demonstrate that the proposed use:

1. **Advances the intent of this Section:**
   The proposed use will further the intend of a mixed-use development on this site.
2. **Will not interfere with PORT development:**
   The proposed use is not within the PORT district, and will not have any effect on future PORT development.
3. **Allows for development of the property in an efficient, well-organized way:**
   The site was previously fully developed. The proposed use will fill the vacant side of the existing single-story building.
4. **Is incorporated into a plan that provides substantial site amenities, buffers, and other elements:**
   The applicant is moving into an existing building. No exterior improvements are proposed. However, the applicant will have to bring the space into compliance with applicable building codes, fire codes, and ADA

requirements where applicable.

River Rapids Overlay District Section 11-1003.8(5) also prohibits new "motor vehicle body work or spray painting" uses. Staff does not believe the proposed use fits this description since they will be working exclusively on wheels, not vehicle bodies, and the spray-painting piece of the business is incidental and minor compared to the many other services they will provide. According to the applicant, spray painting a vehicle body requires 1.5 gallons of paint, where painting a wheel requires 1 ounce. Plus, they will be powder coating far more wheels (100-120/week) than spray painting (30-50/week), and they do not spray any liquid clear coats which can be far more hazardous than liquid paints. The applicant provided the following explanation of how the powder coating process differs from spray painting:

"Powder coating is a type of coating that is applied as a free-flowing, dry powder. Unlike conventional liquid paint which requires a solvent to keep the binder and filler parts in a liquid suspension form, powder coating is typically applied electrostatically and then cured under heat to allow it to flow and form a "skin". This process results in a high-quality, durable finish, allowing for much thicker coatings than conventional paint – without running or sagging. The powder coating process involves several steps. First, the object to be coated is thoroughly cleaned and prepared to ensure the coating will adhere properly. Next, the powder is applied using a spray gun which imparts an electrostatic charge to the powder particles, causing them to stick to the grounded object. Finally, the object is heated in a curing oven where the powder melts, bonds, and cures to form a hard, durable, and visually-appealing finish. The powder coating machines are internally filtered and do not exhaust any materials in the surrounding area."

Circulation & Parking (Ch. 11-1202) **– Complies with requirements**
Vehicles can enter and exit the site from two existing driveways off of Coon Rapids Blvd. Anytime Fitness requires 1 space per 400 SF and needs 16 spaces. Because heavy auto repair parking counts are based on stalls, and the proposed use is a little unorthodox and doesn't have stalls, it is logical to use the next closest practical designation which is "light industrial", even though the proposed used is not industrial. The light industrial designation requires one space per 1,000 SF, which equates to 10 spaces for the proposed use. This puts the total parking requirement at 26 stalls which is the existing number of spaces on site. The proposed use will have 9 employees on site per day and 25-50 customers on site per week. On-street parking is available along the Coon Rapids Blvd frontage road.

Impacts to Surrounding Properties & Environmental Hazards – **No negative impacts**
The applicant provided the following in their narrative relating to neighboring impacts and environmental hazards: "Wheel repair is the only part of the vehicle that is repaired in this operation, so there will be no crashed, disabled or long-term storage of vehicles on site. The machines used in the wheel repair process are all self-contained units with highly advanced filtering systems eliminating exhaust of particulars and fumes. The paint booth is vented outside but because the small amount we paint, as well as the filter that is used, there is no paint smell that is produced outside of the building. The building is climate controlled so the door will not be open during working hours so little to no noise will be heard outside of the building. We generally only have 6-10 people that visit the office on a regular basis and we have 2 standard delivery vans that come and go throughout the day. Any vehicle that requires the wheels to be taken off would be done inside the building.

Our wheel tank room is used to soak the wheels in an environmentally-friendly cleaner called "Greensolv". This project is used to loosen up the finish on wheels. This process is only used in special circumstances a handful of times each week, maybe once per day. The product is able to be handled by wastewater treatment plants, so it is safe to go down the drain. All manufacturer handling recommendations are followed."

Engineering & Sustainability – **No comments provided since the proposed use is completely contained within an existing building.**

Signage **– Requires separate permits**
No signage is proposed as part of the site plan review, separate sign permits will be required for all new signage.

RECOMMENDATION

In planning case 24-24, the Planning Commission **approves** the conditional use permit for a new automobile repair business with the following conditions:

1. The business will only work on wheels and not expand to other automobile parts or evolve into a body shop that provides general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, including body work, framework, and major painting service.
2. No paint smell is detected in the attached unit (currently Anytime Fitness) or outside of the building.
3. Little to no noise is heard in the attached unit (currently Anytime Fitness) or outside of the building.
4. All business operations including storage are to be contained within the building.
5. This CUP is specifically tied to the 2423 unit of the existing building on the subject property. If the wheel repair business wishes to expand into the other units of the building, or if the building is expanded, demolished, or rebuilt, an amendment to this CUP will be required.
6. All signage is subject to separate sign permits.
7. Compliance with Title 11 of City Code.
8. To ensure the conditional use is not detrimental to the public health, safety or the general welfare, the use shall meet all applicable building and fire codes and ensure criteria is met for the Building Inspections Division to issue a Certificate of Occupancy.

Attachments

Narrative

Floor Plan

Alloy Wheel Repair

Alloy Wheel Repair is the go-to shop for anyone needing quality rim repairs. Our wheel repair technicians are able to tackle a myriad of wheel repair needs. We'll transform your damaged wheels into like-new condition. Our services include wheel straightening, curb rash repair and cracked wheel repair. If your wheels need more extensive repairs, we can send them to one of our wheel remanufacturing plants located across the United States. We also offer OEM replacement wheels if your wheels can't be repaired. We also offer wheel refinishing, wheel powder coating and wheel color change for those of you that want an even more polished look.

Neighboring Impact -

Wheel repair is the only part of the vehicle that is repaired in this operation so there will be no crashed, disabled or long term storage of vehicles on site. The machines used in the wheel repair process are all self-contained units with highly advanced filtering systems eliminating exhaust of particulars and fumes. The paint booth is vented outside but because the small amount we paint as well as the filter that is used there is no paint smell that is produced outside of the building. The building is climate controlled so the door will not be open during working hours so little to no noise will be heard outside of the building. We generally only have 6-10 people that visit the office on a regular basis and we have 2 standard delivery vans that come and go through the day. Any vehicle that requires the wheels to be taken off would be done inside the building.

How Powered Coating is differs from Painting –

The powder coating process was invented around 1945 by Daniel Gustin and received US Patent 2538562 in 1945. This process coats an object electrostatically and then cures it with heat, creating a finish harder and tougher than conventional paint. Originally used on metal manufactures, such as household appliances, aluminum extrusions, drum hardware, automobile parts, and bicycle frames, the practice of powder coating has been expanded to allow finishing of other materials.

Because powder coating does not have a liquid carrier, it can produce thicker coatings than conventional liquid coatings without running or sagging, and powder coating produces minimal appearance differences between horizontally coated surfaces and vertically coated surfaces. Further, because no carrier fluid evaporates away, the coating process emits no volatile organic compounds (VOC). Finally, several powder colors can be applied before all are cured together, allowing color blending and special bleed effects in a single layer.

The powder coat that is sprayed on the wheels is an actual powder and not a liquid. The excess powder that is produced is captured in a certified powder coating booth and because the powder coating product has no VOCs the powder coating booth is not required to be vented outside. The filters in the booth capture 100% of the powder and they are cleaned out or replaced per manufacturer recommendations.

General Business Info

Business Hours –

Monday 8:00 AM – 6:00 PM

Tuesday 8:00 AM – 6:00 PM

Wednesday 8:00 AM – 6:00 PM

Thursday 8:00 AM – 6:00 PM

Friday 8:00 AM – 6:00 PM

Saturday Closed

Sunday Closed

Closed all major holidays

Number of Employees – 9 employees that work out of the facility

Building Square Footage – 9,767 Square Feet (with sprinkler fire suppression system)

Number of wheels repaired weekly – about 150 wheels repaired weekly

Number of wheels Powered Coated weekly – 100 -120 wheels powder coated weekly

Number of wheels Painted weekly – 30-50 wheels painted weekly

Number and type of delivery trucks weekly – 2 vans that come and go throughout the day

Number of Client pick-ups or drop-offs weekly – we see 25-50 customers a week.

Building Usage Areas

Finished Wheel Staging Area –

This is where the finished wheels are stored for pickup or delivery to the client sites.

Tires Machines –

These are used to remove and place tires onto the rims and to balance wheels.

Wheel Tank Room –

The tank room is used to soak the wheels in an environmentally friendly cleaner called "Greensolv" This product that is used to loosen up the finish on wheels. This is a process that is only used in special circumstances and is only used a handful of times each week, maybe once per day. The product is able to be handled by wastewater treatment plants, so it is safe to go down the drain. All manufacture handling recommendations are followed.

Down Draft Room –

The Wheel Blasters are self-contained units that clean the wheels. The cleaning material is contain with in the unit with highly advanced particular filters that do not allow the cleaning materials or removed materials to vent in to the room. We also do hand sanding on the wheels in this area. That is done on downdraft tables that filter and or the dust that is produced during this process.

Wheel Storage –

This is where the wheels that are entering into the repair process are stored.

Lobby –

This where clients can drop in and look at new wheels that are on display or drop and pick up wheels.

Wheel Straightening and Welding –

This is where the damaged wheels are brought to a trued and minor cracks are welded from the truing process. We only weld small cracks in wheels and we usually only weld 1-6 wheels per day.

CNC Lathes –

The CNC Lathes are self-contained machines used to complete minor finish clean up after the wheels are repaired. They remove a minor amount of metal on the wheels to produce a shiny aluminum appearance.

Polishing Machines –

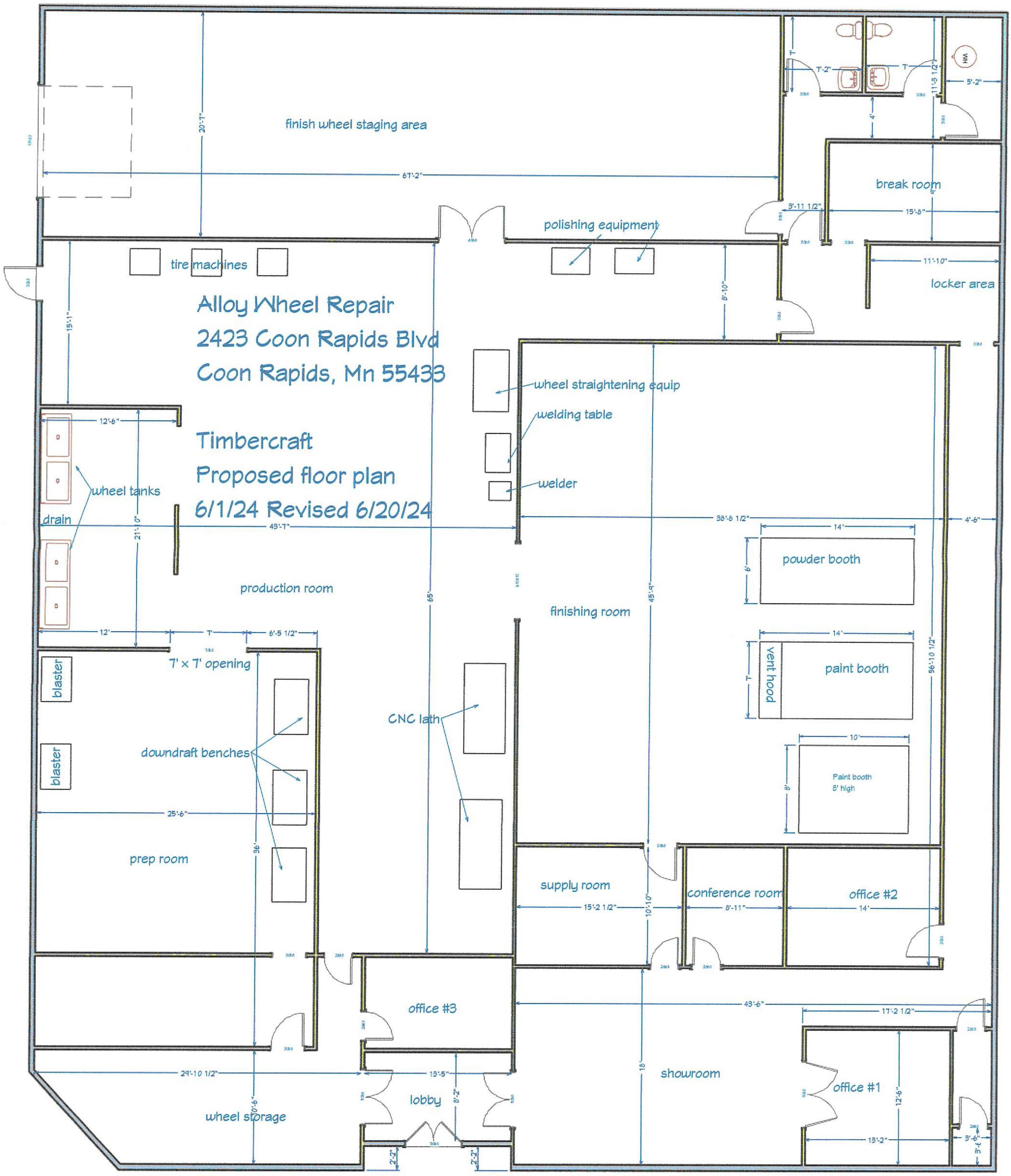
The Polishing machines are self-contained machines used to buff the wheel. It is done with ceramic beads and water. When done this way it eliminates the byproduct that hand polished produces.

Powder Coating Booth –

Powder coating is a type of coating that is applied as a free-flowing, dry powder. Unlike conventional liquid paint which requires a solvent to keep the binder and filler parts in a liquid suspension form, powder coating is typically applied electrostatically and then cured under heat to allow it to flow and form a "skin". This process results in a high-quality, durable finish, allowing for much thicker coatings than conventional paint—without running or sagging. The powder coating process involves several steps. First, the object to be coated is thoroughly cleaned and prepared to ensure the coating will adhere properly. Next, the powder is applied using a spray gun which imparts an electrostatic charge to the powder particles, causing them to stick to the grounded object. Finally, the object is heated in a curing oven where the powder melts, bonds, and cures to form a hard, durable, and visually appealing finish. The powder coating machines are internally filtered and do not exhaust any materials in the surrounding area.

Paint Booth –

In special cases where the rims are of a very custom nature minor painting is required to complete the repair. The one paint booth has EPA compliant filters that capture 99.9% of the product. This booth is vented outside and because of the filter efficiency no fumes are produced. When the wheels are painted, they actually require very little paint to cover. In general only about 1oz of paint is required to paint a wheel. So in contrast to painting a normal sized vehicle that takes ~1.5 gallons of paint, our weekly painting process will have a projected maximum of use 50 ozs. or less than ½ gallon. We also do not spray any liquid clear coats. Liquid clear coats can be far more hazardous than liquid paints.


finish wheel staging area
20'-1"
67'-2"
tire machines
polishing equipment
break room
3'-11 1/2"
15'-8"
11'-10"
locker area
8'-10"
Alloy Wheel Repair
2423 Coon Rapids Blvd
Coon Rapids, Mn 55433
Timbercraft
Proposed floor plan
6/1/24 Revised 6/20/24
15'-1"
12'-6"
wheel tanks
drain
21'-0"
43'-7"
wheel straightening equip
welding table
welder
38'-8 1/2"
4'-6"
14'
powder booth
6'
production room
finishing room
65'
45'-9"
12'
7'
6'-5 1/2"
7' x 7' opening
blaster
blaster
CNC lath
downdraft benches
14'
vent hood
paint booth
56'-10 1/2"
10'
Paint booth
8' high
8'
25'-6"
36'
prep room
supply room
15'-2 1/2"
10'-10"
conference room
8'-11"
office #2
14'
43'-6"
17'-2 1/2"
office #3
18'
showroom
office #1
12'-6"
24'-10 1/2"
13'-5"
8'-2"
lobby
wheel storage
30'-6"
2'-2"
2'-2"
13'-2"
3'-6"
3'-6"