

6.03: Public Hearing: Request for Sketch Plan Review of NORTHGATE ADDITION (minor Plat) and Request for Site Plan Review and Conditional Use Permit for Northgate Performing Arts Center at the North East Intersection of Sunwood Drive and Peridot Street; Case of PSD, LLC and Northgate Church

Public Hearing

Chairperson Levine called the public hearing to order at 7:45 p.m.

Presentation

Planning Consultant Goodroad presented the Staff report. She explained Northgate Church is proposing construction of a performing arts center that will include 504 auditorium seats, two classrooms, along with a nursery and lobby areas on the property for the parcel located on the northeast corner of Sunwood Drive and Peridot Street NW. Northgate Church is requesting Sketch Plan Review of NORTHGATE ADDITION (Minor Plat) along with site plan review and a conditional use permit for the proposed Northgate Performing Arts Center. In order to accommodate the request, the parcel must be platted as part of the request for NORTHGATE ADDITION.

Planning Consultant Goodroad explained the subject property is zoned Mixed Use and is located within the COR3 sub-district. Institutional uses are allowed as a conditional use. The proposed structure is 15,242 square feet in size with a future expansion area identified on the site plan immediately north of the proposed structure of approximately 13,000 square feet. Staff reviewed the proposed site plan in detail with the Commission. She discussed a proposed street presence to meet the 60% standard along Sunwood Drive.

Planning Consultant Goodroad discussed the parking issues with this site noting shared parking would be needed on Sunday mornings and Wednesday nights. City requirements call for a total of 101 parking stalls and the applicant is proposing 43 stalls. In addition, 40 proof of parking stalls (on-site) and 25 on street parking stalls were available to fulfill the parking requirements. She noted it was the intent in the COR that sites minimize surface parking and create strategies for shared parking between adjacent users particularly when taking advantage of peak and off peak parking cycles. Staff is generally supportive of the use of on-street parking for the proposed use, as no parking structures were planned in this area.

Planning Consultant Goodroad discussed the parking situation in further detail stating the City could require proof of parking to be installed with Phase I due to lack of legally recordable shared parking agreements to meet City requirements of the COR Design Framework. However, another option would be for the City to accept the proof of parking plan with a condition that at such time that parking demand is beyond what is provided on-site and the 25 accepted on-street parking stalls, and extending into additional on-street parking areas beyond 300' radius of the site, such proof of parking shall be installed at the applicants expense. Staff recommended that Phase 2 construction not move forward without recordable cross-parking agreements in place.

Planning Consultant Goodroad reviewed the proposed building elevations with the Commission. She noted the building was a nice blend of brick, windows, metal and pre-cast material. The proposed materials met City requirements. Staff recommended approval of the site plan and conditional use permit. Planning Consultant Goodroad entered revised architectural drawings into record.

Citizen Input

Wayne Skaff, Pastor of Northgate Church, 15407 Krypton Street, explained that Northgate Church began meeting in 2010 at the PACT School. He commented the church was determined to build a 21st century building in the COR of Ramsey. He discussed the need for the church to share parking space with its adjacent neighbors and then reviewed the amenities within the proposed building. He hoped the performing arts center would be utilized by the entire community for meetings, concerts and training. Mr. Skaff anticipated that Phase 2 would begin in a short time and requested the proof of parking not be required at this time.

Commissioner Field inquired the intention of the church at this time with the proof of parking.

Mr. Skaff stated it would be his intent to leave the Phase 2 site vacant at this time and not create the additional parking north of the building. He noted he had verbal parking agreements with PACT and was pursuing an agreement with Allina. He explained he had approximately 300 parking stalls within a very short walk of the proposed building.

Commissioner Van Scoy requested the verbal agreements become written.

Mr. Skaff explained the Board of Directors at PACT passed a motion and signed an agreement approving cross parking. This would make 104 parking stalls available to Northgate. He noted he had verbal agreements with NAU and Allina at this time. Both were willing to draft written agreements after the proposed plans were approved. Mr. Skaff understood that if the site had inadequate parking, Northgate would be responsible for adding the proof of parking.

Development Services Manager Gladhill stated he received a copy of the agreement from PACT. The document was not in recordable form at this time and Staff would work with Northgate to resolve this issue.

Commissioner Van Scoy commented if even more parking spaces would be necessary after the completion of Phase 2.

Mr. Skaff explained the Phase 2 would be used for education space that would be shared jointly with PACT. He noted the space would be used on Sundays for education but did not anticipate an increase in the parking needs.

Planning Consultant Goodroad commented the proposed use for Phase 2 was less intense; however, the City cannot make a determination on the parking needs for that space at this time. She indicated the performing arts space had a much higher parking need.

Commissioner Van Scoy was pleased with the proposed use. He asked if religious uses had different parking standards and how these parking standards would be addressed when Phase 2 was started.

Development Services Manager Gladhill commented a parking analysis would have to be completed once Phase 2 was brought to the City. He commented Staff would make a consideration for this use based on the fact there were offsetting uses with varying hours of operation, which would assist in meeting the parking requirements.

Commissioner Brauer commended Northgate on creating a fine arts building that would be available to the residents in the City of Ramsey. He questioned if the site would have any restrictions on events allowed within the performing arts center.

Mr. Skaff indicated the site would only allow family friendly events.

Commissioner Bauer asked how the site would accommodate funerals during the weekdays.

Mr. Skaff stated in the last two and a half years, the church has had one funeral. He commented the funeral could be held in the evening hours if necessary or during the day, for a smaller family event.

Motion by Commissioner Brauer, seconded by Commissioner Field, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Brauer, Field, Bauer, and Van Scoy. Voting No: None. Absent: Commissioner Perez and Schiller.

Chairperson Levine closed the public hearing closed at 8:20 p.m.

Commission Business

Motion by Commissioner Van Scoy, seconded by Commissioner Field, to recommend that City Council adopt a Resolution approving Findings of Fact relating to the request from Northgate Church.

Further discussion

Commissioner Brauer requested an amendment to the Findings of Fact stating the performing arts center would only be used for family friendly events.

Development Services Manager Gladhill suggested the Commission use caution on this amendment as there were Ordinances in place to address certain uses.

Commissioner Brauer withdrew his friendly amendment.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Van Scoy, Field, Bauer, and Brauer. Voting No: None. Absent: Commissioner Perez and Schiller.

Motion by Commissioner Field, seconded by Commissioner Van Scoy, to recommend that City Council approve the Conditional Use Permit contingent upon compliance with the City Staff Review Letter dated September 20, 2012.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Field, Van Scoy, Bauer, and Brauer. Voting No: None. Absent: Commissioner Perez and Schiller.

Motion by Commissioner Van Scoy, seconded by Commissioner Bauer, to recommend that City Council approve the Site Plan contingent upon compliance with the City Staff Review Letter dated September 20, 2012.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Van Scoy, Bauer, Brauer, and Field. Voting No: None. Absent: Commissioner Perez and Schiller.

Development Services Manager Gladhill requested a recess at this time to allow Staff time to reset exhibits for the upcoming Staff reports.

Chairperson Levine recessed the meeting at 8:25 p.m.

Chairperson Levine reconvened the meeting at 8:36 p.m.