

6.04: Public Hearing: Consider Ordinance to Amend City Code Section 117-118 (The COR) Approving Amendment to the COR Design Framework Related to Off-Street Parking, Signs, Parks and Trails, and Sub-District Boundaries

Public Hearing

Chairperson Levine called the public hearing to order at 8:36 p.m.

Presentation

Senior Planner presented the staff report. He requested the Commission consider an Ordinance to amend City Code Section 117-118 (The COR) approving an amendment to the COR Design Framework related to off-street parking, signs, parks and trails, and sub-district boundaries. Staff reviewed the proposed revisions in detail with the Commission and recommended approval of the proposed Ordinance, which includes the revised Design Framework and Master Sign Plan.

Citizen Input

Commissioner Bauer asked if shared parking was addressed in this framework.

Development Services Manager Gladhill commented this was a fundamental guideline throughout the entire COR.

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

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

Chairperson Levine closed the public hearing closed at 8:50 p.m.

Commission Business

Commissioner Bauer questioned if the proposed tenant signs would be able to be shared between more than three users.

Development Services Gladhill commented the retail gateway signs were proposed to have three tenants; however, the three signs could be split in half and allow for signage for up to six businesses.

Commissioner Brauer asked if the signs should be overbuilt to assure there was enough signage for future businesses.

Development Services Manager Gladhill discussed the proposed signage in further detail with the Commission noting Staff was proposing 150 square feet for tenant signs, along with wall signs.

Commissioner Field inquired if the retail gateway signs would be split up by lots or tenants.

Development Services Manager Gladhill explained the framework would allow for community gateway signs to be 150 square feet per lot. This would be broken down to 50 square feet per user or tenant.

Commissioner Brauer commented he was in favor of the kiosks.

Commissioner Van Scoy asked if the COR would have enough parking if several intense uses move into the area.

Development Services Manager Gladhill indicated a parking study was completed which explored some of these concerns. He noted the restaurants would have more surface parking than retail. He stated the area should have sufficient parking based on the requirements within the framework.

Commissioner Field was pleased with the restaurant parking recommendations.

Commissioner Brauer suggested the signage square footage for the retail gateway signs be increased from 150 square feet to 200 square feet. He commented this would allow for greater flexibility in the future.

Development Services Manager Gladhill indicated this could be done, but the general aesthetics should be considered. He stated future tenants could also pursue a larger sign size through the CUP process.

Commissioner Field questioned how many kiosk signs would be located in the COR. He suggested the scale of these signs be reduced to lower the expense of the proposed kiosk signs.

Development Services Manager Gladhill noted there were three kiosk signs proposed for the COR. He then reviewed the proposed location of these signs. He explained the stone used would be a precast material to reduce expenses. He indicated the monument signs would be high quality, consistent throughout the development and would assist pedestrian traffic traveling through the COR.

Chairperson Levine indicated the proposed location of the kiosk signs would serve future pedestrian traffic well.

Commissioner Van Scoy inquired if the Central Anoka County Regional Trail would be rerouted to run through the COR. He asked Staff for a visual of the trail location. He then asked if the sub-district boundaries would be redone.

Development Services Manager Gladhill explained the trail was previous discussed by the Council and a revised map was included in the framework draft. He noted the Mississippi skyway would tie into the proposed ramp and would be explored further with the Metropolitan Council. He then reviewed the area of change within the sub-district boundaries with the

Commission and discussed a more detailed map of the COR. He noted the preferred alignment of the regional trail was designated on the map to assist the City in gaining future dollars to assist with the realignment.

Commissioner Van Scoy questioned where the trail would cross Highway 10.

Development Services Manager Gladhill described the location with the Commission stating this would be a key connection.

Motion by Commissioner Bauer, seconded by Commissioner Field, to recommend that City Council adopt the proposed ordinance amending City Code Section 117-118, which includes the revised Design Framework and Master Sign Plan, redefining the sub-district boundaries between 2A and 2B, along with revising the restaurant seating requirements.

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