



**City of Columbus
NOTICE OF PUBLIC HEARING
ALTERNATIVE MEETING FORMAT
(Statutes Section 13D.021)
Conditional Use Permit Amendment**

Notice is hereby given that a Public Hearing will be held by the City of Columbus Planning Commission on Wednesday, June 17, 2020 at 7:00 p.m., or as soon thereafter as parties may be heard, and will be conducted by alternative means (teleconference) from remote locations to consider a request for a conditional use permit amendment to update the design of the architectural elevations approved by the City Council on 11.25.19 at 14744 Hornsby St NE. The meeting will occur under the conditions outlined in statutes section 13D.021. Members of the public interested in monitoring the meeting by telephone can find the phone number and passcode on the City website or contact the City Offices at 651.464.3120. The hearing shall continue until all evidence and testimony has been received.

<u>Applicant:</u>	Bare Home (Josh Pribyl)
<u>Property Owners:</u>	Prib Capital LLC
<u>Property Location:</u>	14744 Hornsby St NE, Columbus, Minnesota
<u>Legal Description:</u>	PIN#25-32-22-12-0003 LOT 1 BLOCK 1 JP ECOMMERCE ANOKA COUNTY, MINNESOTA

Elizabeth Mursko

Elizabeth Mursko, Zoning Administrator

Submitted to the Forest Lake Times on 05.28.20
Published in the Forest Lake Times on 06.04.20
Posted on 06.04.20



16319 Kettle River Blvd.
Columbus, MN 55025
Phone: (651) 464-3120 Ext.1008
Website: www.ColumbusMN.us

APPLICATION FOR CONSIDERATION OF: CONDITIONAL USE PERMIT

Application Information Form

APPLICANT:

Name: **Bare Home** Phone: **9524843362** (Alt.): _____
Address: **14744 Hornsby St NE** Email: **hello@barehome.com**
City: **Columbus** State: **MN** Zip: **55025**

OWNER: (If other than applicant)

Name: _____ Phone (work) _____ (Alt.) _____
Address: _____ Email: _____
City: _____ State: _____ Zip: _____

Legal description of property: **LOT 1 BLOCK 1 JP ECOMMERCE**

Lot(s) **1** Block(s) **1** Additions(s) **na**

Existing use of property: **Distribution** Present zoning: _____

Action Requested: Please check (√):

Conditional Use Permit , Conditional Use Permit Amendment

Brief description of the Conditional Use (this does not serve as the narrative submittal requirement)

We would like to update our exterior paint design.

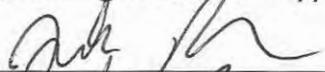


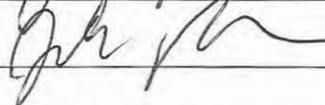
16319 Kettle River Blvd.
 Columbus, MN 55025
 Phone: (651) 464-3120 Ext.1008
 Website: www.ColumbusMN.us

Submittals Check List:

Application Information Sheet (Permit)	<input type="checkbox"/>	Information Recommended by Zoning Administrator:
Scaled Site Plan (Showing all current <i>and</i> proposed site conditions such as buildings, traffic circulation, signs, landscaping, etc.)	<input type="checkbox"/>	
Civil Plans (including utility, lighting, etc.)	<input type="checkbox"/>	
Building Elevations	<input checked="" type="checkbox"/>	
Certified Survey	<input type="checkbox"/>	
Narrative Statement (What is the use you're applying for, what activities will be included in such use, how will it affect the community, how will it affect the direct neighborhood, (addressing noise, light glare, odors, fumes, etc))	<input checked="" type="checkbox"/>	
Watershed Approval/Permit (if applicable)	<input type="checkbox"/>	
Required Fees Paid	<input checked="" type="checkbox"/>	
Additional Information (further information that you believe is relevant and helps explain the Conditional Use)	<input checked="" type="checkbox"/>	
<p><i>Note: this checklist is an outline intended to provide a general statement of the required submittals for a Conditional Use Permit. For exact requirements you should refer to the Columbus City Ordinance (Section 7A-540 through 7A-549) found in the Zoning Code available on the City website www.ColumbusMN.us</i></p>		

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

SIGNATURE OF APPLICANT:  DATE: 5/5/20

SIGNATURE OF OWNER:  DATE: 5/5/20

For Office Use Only			
Date Application Received _____	PC # _____	60-Day Deadline _____	
Permit Fee _____	Escrow Amount _____	Total Amount Paid _____	
Date Paid _____	Check # _____	Receipt # _____	



Proposed CUP Amendment

5/11/2020

The proposed amended design for the exterior of Bare Home Headquarters was initiated to align with the feedback from the city to soften the brightness of the existing structure so that it feels more a part of the surrounding environment, while maintaining the Bare Home™ brand and architectural integrity of the building design.

The previous design submitted on 11.19.2019 and approved by the City Council on 11.25.19 was created prior to having staff with significant design/build/architecture and brand experience. Upon review through this new lens, the paint design with horizontal and vertical striping that was approved created numerous visual interruptions in the architecture that were not considered when the building was designed, and therefore did not look intentional, but rather extraneous in their placement. In addition, the four different colors on the facade, including the blue for the brand architectural feature, created visual noise to what was designed to be a simple and clean structure.

This new revised paint design covers over $\frac{2}{3}$ of the structure with a single gray band, from the ground up to the baseline of our logo, which tones down the off-white of the building significantly without introducing new design elements that are not unified with the building design. The off-white will only be on the upper third of the structure. The paint colors themselves remain the same but the proportions flip completely. (See proposal for paint swatches)

In addition to the painting and part of our ongoing sustainability initiative, we plan to add more landscaping along the entire West side of the building including mature native trees (see landscape plan addendum) which will be appropriately staked for stability, and the slope will be covered in meadow grasses and wildflowers. This will dramatically soften the bottom $\frac{1}{3}$ of the structure and help to blend the building even more with the surrounding environment. Even in the Winter, the trees will create a visual screen to strike a more harmonious balance with the surrounding landscape.

As seen in the amended landscape plan, the grounds on the North and West sides will all be surrounded in this natural meadow attracting pollinators, which means less irrigation and no mowing. The concern was raised about maintaining a lighter color building without discoloration

from irrigation,etc., and the low-maintenance meadow will help reduce this issue. We will also be maintaining the exterior regularly to prevent any discoloration.

As we develop our brand, the aesthetic leans contemporary and minimal, which needs to be conveyed visually through our Headquarters as well. We recognize that is not the aesthetic represented on the corridor currently, however, we do hope our presence is a positive one for the City of Columbus bringing more jobs through our consistent growth and helping to bring Columbus more visibility, contributing to future development opportunities for Columbus. Our hope is to be able to grow into our next phase in this community as we look at expansion needs happening as early as 2021-2022, since we are outgrowing the current facility quickly. Your partnership is very important to us and we look forward to being even more active participants in our community.

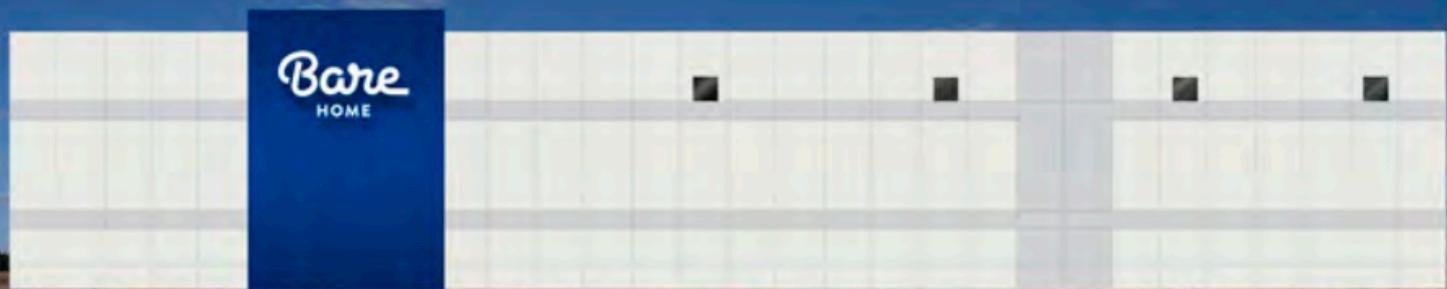
We appreciate the opportunity to revisit this and welcome any additional questions that may arise through this process.



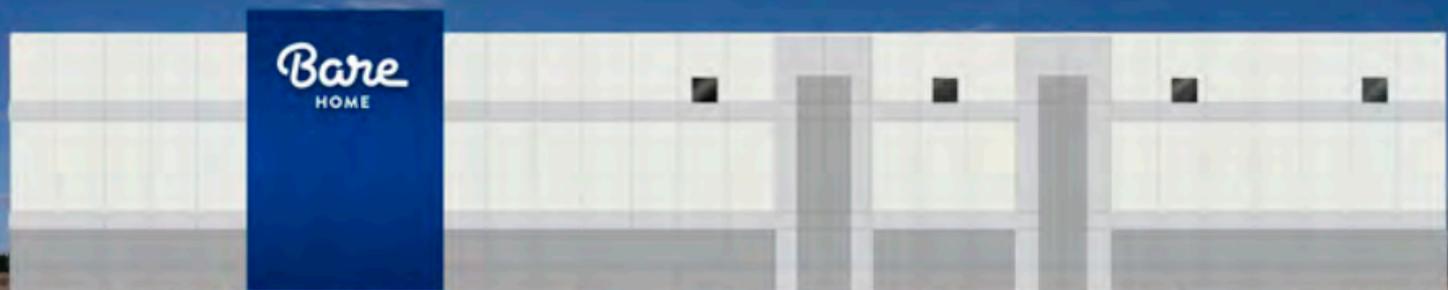
Headquarters Exterior Design Proposal

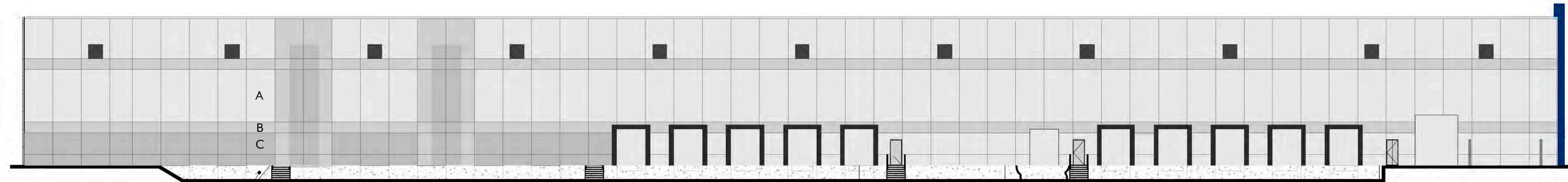


Current Design



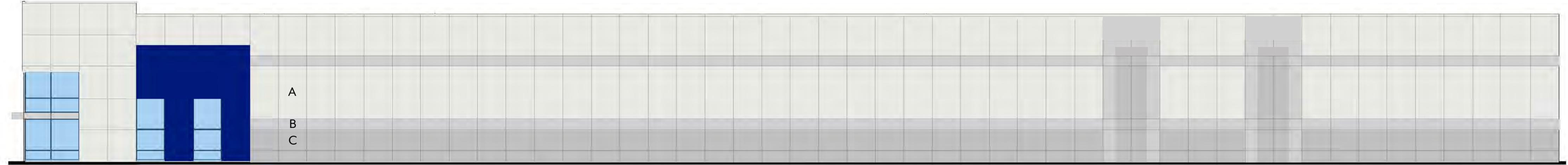
Approved Alteration Design





4 SOUTH EXTERIOR ELEVATION
 A300 1/16" = 1'-0"
 Revision 11.25.2019

One Coat White MEN7400-1	Elemental MEN7060-2	UFO MEN7060-3
A	B	C



NORTH EXTERIOR ELEVATION

1/16" = 1'-0"

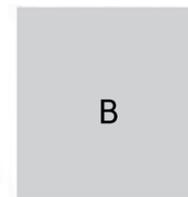
Revision 11.25.2019

One Coat White
MEN7400-1



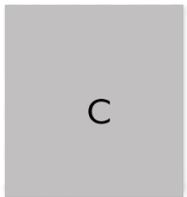
A

Elemental
MEN7060-2



B

UFO
MEN7060-3



C

TC36



One Coat White
MEN7400-1

Elemental
MEN7060-2

UFO
MEN7060-3

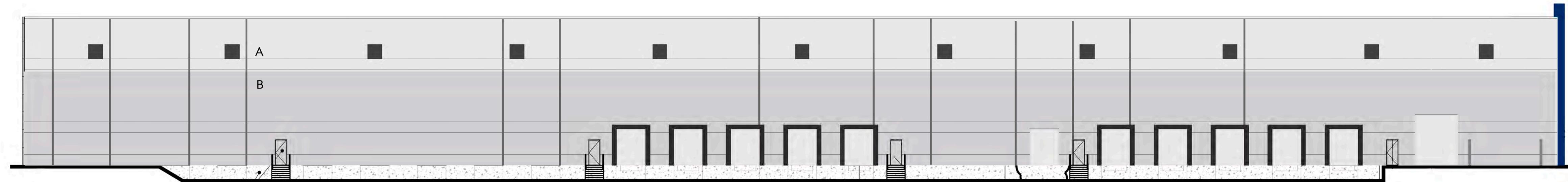
Proposed Design

Headquarters Exterior Design Proposal



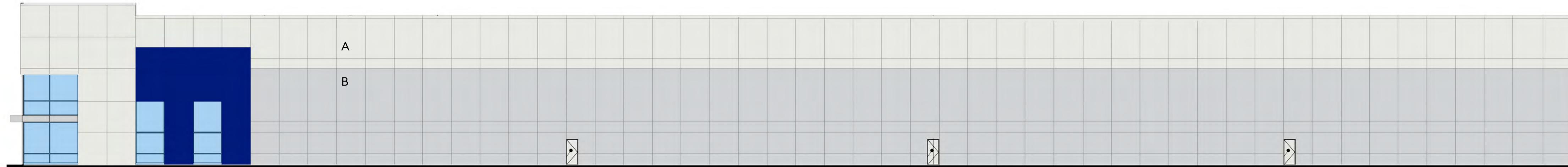


Bare
HOME



4 **SOUTH EXTERIOR ELEVATION**
 A300 1/16" = 1'-0"
 Proposed 5.14.2020





NORTH EXTERIOR ELEVATION

1/16" = 1'-0"

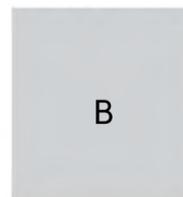
Proposed 5.14.2020

One Coat White
MEN7400-1



A

Elemental
MEN7060-2



B

TC36



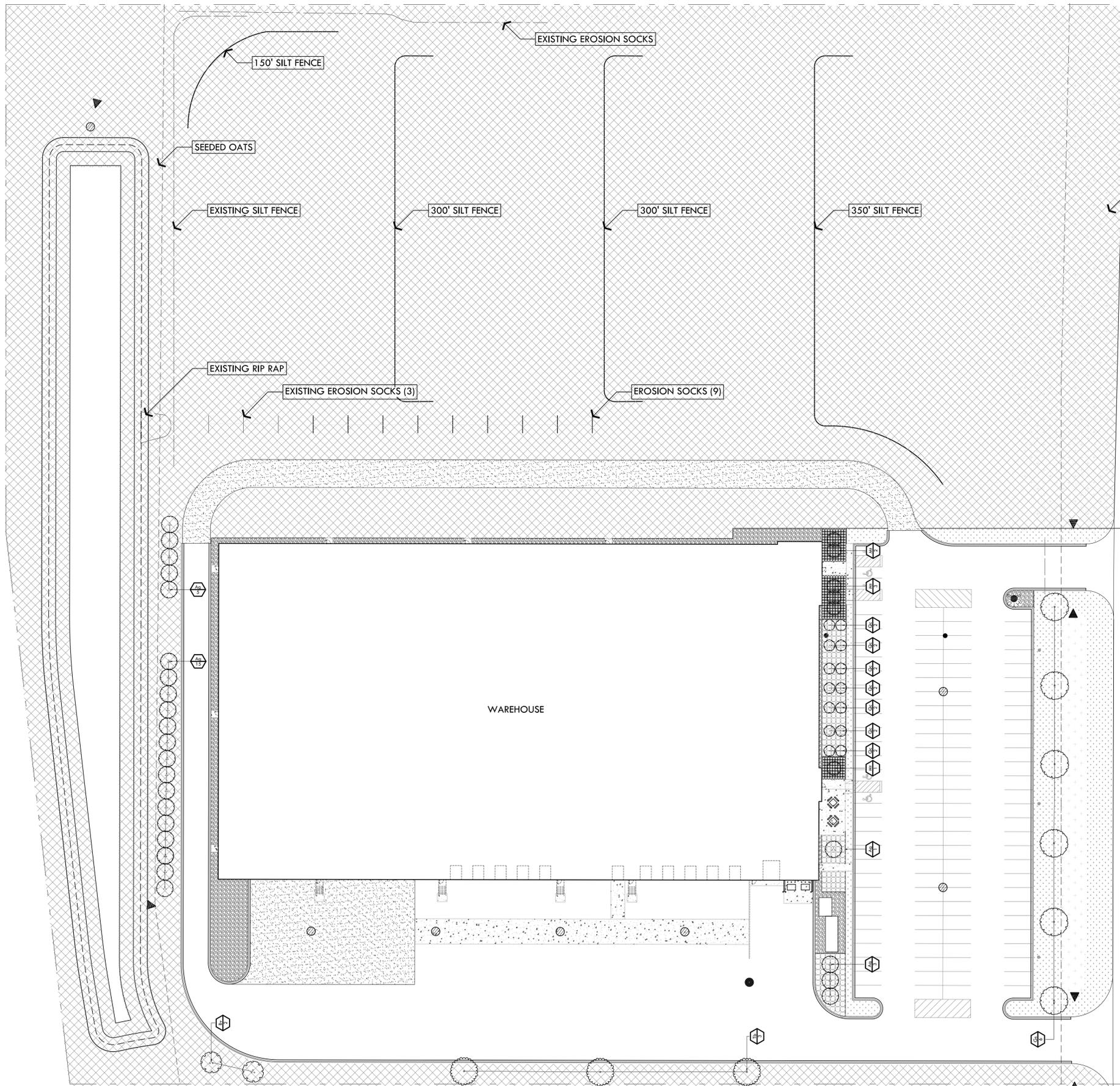
One Coat White
MEN7400-1

Elemental
MEN7060-2

Proposed Design with Landscaping



Bare
HOME



GENERAL NOTES

- THIS PLAN INTENDED FOR TEMPORARY EROSION CONTROL OF THE RECENTLY GRADED AREAS OF THE WAREHOUSE SITE.
- AREAS NORTH OF THE WAREHOUSE AND AREAS SURROUNDING THE RETENTION POND WILL BE SEEDED WITH A CUSTOM NATIVE PRAIRIE MIX IN THE FALL OF 2019 AND SPRING OF 2020.
- USE OF THE WORD 'CONTRACTOR' IN THE DRAWINGS INDICATES BOTH THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ON THE PROJECT.
- ALL CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF OTHERS. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR COORDINATION OF THE WORK. NO ADDITIONAL COMPENSATION WILL BE MADE TO ANY CONTRACTOR FOR EXTRA WORK RESULTING FROM FAILURES OF COORDINATION.
- THE CONTRACTOR MUST ASSURE COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK OR MATERIALS SUPPLIED.
- THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR, OBTAINING, AND PAYING FOR ALL NECESSARY PERMITS UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL HAVE A COPY OF ALL DRAWINGS WITH THEM ON SITE AT ALL TIMES AND SHALL RECORD ALL MODIFICATIONS/CHANGES TO THE WORK ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT SET OF DRAWINGS TO THE LANDSCAPE ARCHITECT AT PROJECT COMPLETION.
- EXCEPT FOR ITEMS SPECIFICALLY MARKED AS 'BY OTHERS' OR 'NOT IN CONTRACT', IT IS THE INTENT OF THESE DRAWINGS TO DESCRIBE A COMPLETE PROJECT. THE CONTRACTOR MUST THOROUGHLY REVIEW THE DRAWINGS PRIOR TO SUBMITTING A BID AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ERRORS OR OMISSIONS DISCOVERED. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ITEMS OF WORK NOT SHOWN OR DESCRIBED ON THE DRAWINGS THAT COULD BE REASONABLY INFERRED FROM THE DRAWINGS IN PROVIDING THE OWNER WITH COMPLETE SYSTEMS AND A COMPLETE PROJECT.
- EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE FROM A SURVEY PERFORMED BY OTHERS. EXISTING TOPOGRAPHIC FEATURES MAY NOT BE EXACT AS TO THEIR LOCATION, CHARACTER, OR NUMBER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SITE PRIOR TO BIDDING AND CONSTRUCTION AND FOR IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS.
- PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND SUBMIT A TRAFFIC CONTROL PLAN COMPLYING WITH THE LATEST EDITION OF THE MNDOT ROADWAY REQUIREMENTS.
- ALL PLANTED AREAS TO BE MULCHED WITH A 3" LAYER OF SHREDDED HARDWOOD MULCH.
- ALL PLANTED AREAS TO BE SEPARATED FROM ADJACENT SODDED AREAS WITH COMMERCIAL GRADE STEEL EDGING.
- ALL SODDED AREAS TO BE IRRIGATED WITH SPRAY OR ROTORS.
- ALL PLANTED AREAS TO BE IRRIGATED WITH DRIP IRRIGATION.

CODES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL CODES AND ALL OTHER GOVERNING AUTHORITIES HAVING JURISDICTION.
- APPLICABLE CODES: THIS PROJECT IS TO COMPLY WITH THE CITY OF COLUMBUS MUNICIPAL CODE AND SUB-CODE REQUIREMENTS AND STATE OF MINNESOTA CODE REQUIREMENTS.
- VERIFY IF THIS PROJECT WILL REQUIRE SPECIAL REVIEW AND APPROVALS FROM THE LOCAL WATERSHED DISTRICT.

PLANT SCHEDULE (TOTAL PROJECT AREA)			
TREES	QTY	BOTANICAL / COMMON NAME	CONT
Ag	25	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	8" B&B
Bv	2	Betula papyrifera 'Varen' / Prairie Dream Birch	8" B&B
Gs	6	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	2.5" B&B
Mt	6	Malus x 'Tina' / Tina Crab Apple	2" B&B
Qc	14	Quercus robur x alba 'Crimson Spire' / Crimson Spire Oak	2.5" B&B
Tb	3	Tilia americana 'Boulevard' / Boulevard Linden	2" B&B
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
Rg	231	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#2
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT
Ap	264	Allium hollandicum 'Purple Sensation'	Bulb
Sh	324	Sporobolus heterolepis / Prairie Dropseed	#1

- TURFGRASS SOD
IRRIGATED WITH SPRAY OR ROTOR HEADS
- EXISTING VEGETATION AREAS
MIXED OLD FIELD SUCCESSIONAL SPECIES
- ROCK MAINTENANCE STRIP
3-6" CRUSHED TRAP STONE W/ NON-WOVEN GEOTEXTILE AND COMMERCIAL GRADE STEEL EDGING
- NEW MEADOW VEGETATION AREAS
SEEDED FALL 2019 AND SPRING 2020

1 SITE PLAN
1" = 40' - 0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of Minnesota.
Signature: MICHAEL KEENAN, P.L.A.
Printed Name: MICHAEL KEENAN, P.L.A.
Date: 7/25/2019 License Number: 52239

WINTERIZATION PLAN

BARE HOME COLUMBUS, MN

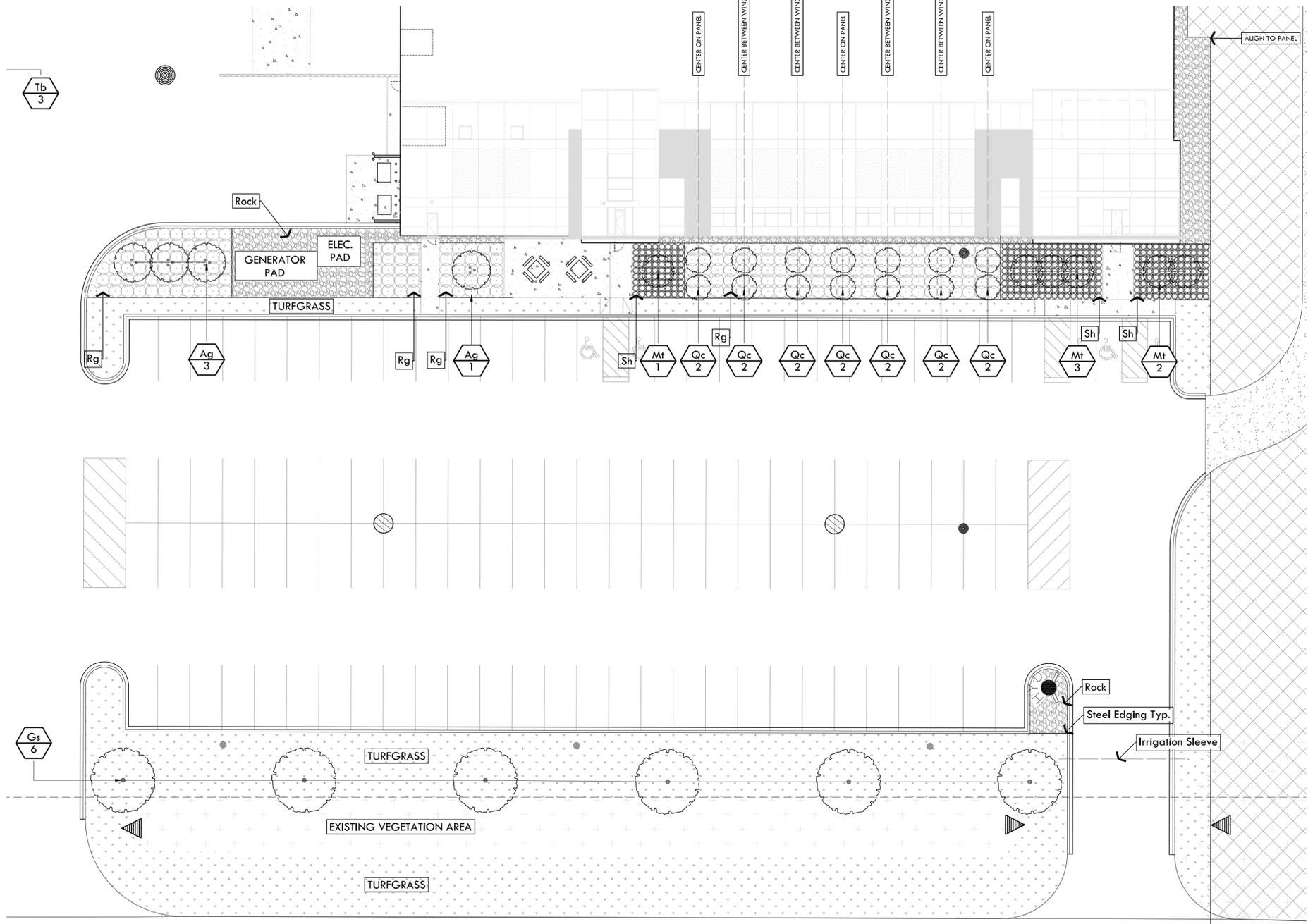
REVISIONS

DATE	DESCRIPTION
7/25/2019	Update Tree Totals. Owner directive.
7/25/2019	Add Trees. Owner directive.
11/7/2019	EROSION CTRL

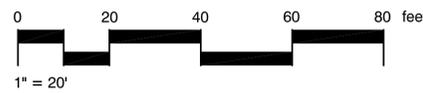
DATE: 7.25.2019
DRAWN: SLG
CHECKED: MWK
APPROVED: RLH

PROJECT NO:
155-60-1

SHEET:
L1



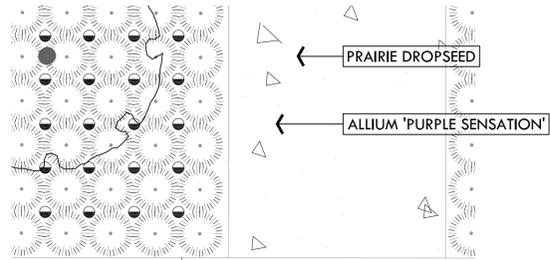
1 PLANTING PLAN
1" = 20' - 0"



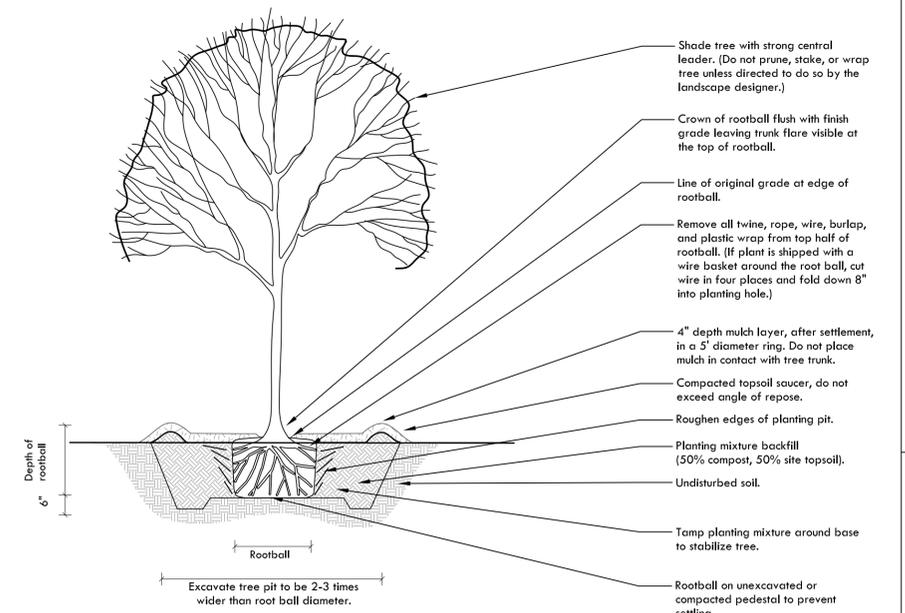
PLANT SCHEDULE			
TREES	QTY	BOTANICAL / COMMON NAME	CONT
Ag	4	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	8" B&B
Bv	2	Betula papyrifera 'Varen' / Prairie Dream Birch	8" B&B
Gs	6	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	2.5" B&B
Mt	6	Malus x 'Tina' / Tina Crab Apple	2" B&B
Qc	14	Quercus robur x alba 'Crimson Spire' / Crimson Spire Oak	2.5" B&B
Tb	3	Tilia americana 'Boulevard' / Boulevard Linden	2" B&B
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
Rg	231	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#2
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT
Ap	264	Allium hollandicum 'Purple Sensation'	Bulb
Sh	324	Sporobolus heterolepis / Prairie Dropseed	#1

PLANTING NOTES

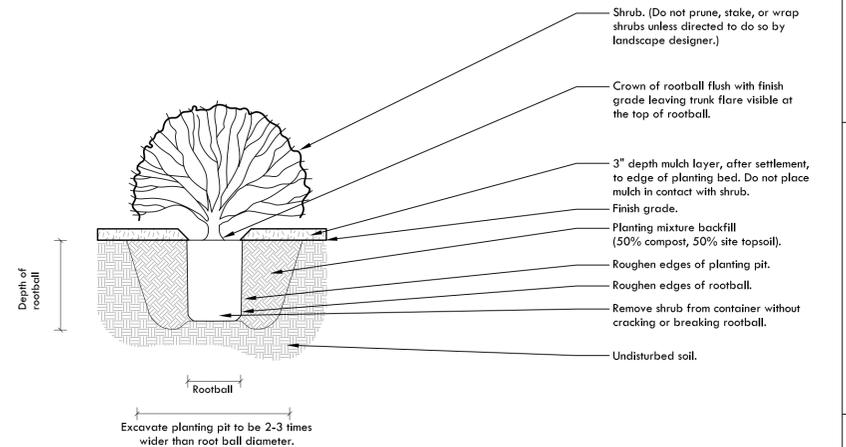
- ALL PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER OWNER'S WRITTEN ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO THE OWNER'S WRITTEN ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - LANDSCAPE ARCHITECT MUST APPROVE THE DECOMPACTED SUBGRADE AFTER DECOMPACTION WORK IS COMPLETE AND PRIOR TO TOPSOIL PLACEMENT.
 - ADJUSTMENT IN LOCATION OF PROPOSED PLANT MATERIAL MAY BE NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
 - ALL PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
 - IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, LANDSCAPE CONTRACTOR SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- PROPOSED IRRIGATION LAYOUTS AND MATERIAL LISTS MUST BE SUBMITTED WITH BIDS. ACCEPTABLE PRODUCT MANUFACTURERS INCLUDE HUNTER, RAINBIRD, TORO, AND NETAFIM. THE IRRIGATION CONTROLLER SHALL BE SIZED TO ACCOMMODATE ALL PROPOSED ZONES, INCLUDING ANY AREAS INDICATED AS FUTURE IRRIGATION, AND SHALL BE FULLY AUTOMATIC WITH A VOLATILE MEMORY CHIP.
- IRRIGATION CONTRACTOR MUST VERIFY THE LOCATION OF ALL IRRIGATION SLEEVES. IF ADDITIONAL SLEEVING IS REQUIRED, IRRIGATION CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND THE LANDSCAPE ARCHITECT. ONLY TRENCHLESS METHODS WILL BE APPROVED AFTER PAVING IS COMPLETED.
 - THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE IRRIGATION SYSTEM FROM THE POINT OF CONNECTION AT THE COLD WATER STUB (OUT LINES) FROM THE BUILDING, THE STUB (OUTS) FROM THE BUILDING, THE BACKFLOW PREVENTER, AND OTHER CODE REQUIRED PLUMBING ELEMENTS MUST BE PROVIDED BY A LICENSED MECHANICAL CONTRACTOR.
 - THE IRRIGATION CONTRACTOR MUST INSTALL THE IRRIGATION CONTROL PANEL IN THE LOCATION INDICATED ON THE MECHANICAL DRAWINGS OR AS APPROVED BY THE OWNER.
 - THE IRRIGATION CONTRACTOR MUST PROVIDE OPERATIONS AND MAINTENANCE MANUALS AND ON-SITE INSTRUCTION TO THE OWNER IN THE SYSTEM OPERATION. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INITIAL SYSTEM STARTUP, WINTERIZATION FOR THE FIRST WINTER, AND STARTUP THE FOLLOWING SPRING.
 - ALLIUM 'PURPLE SENSATION' BULBS CAN ONLY BE INSTALLED IN THE FALL AND SHOULD BE PLANTED 4" BELOW GRADE.



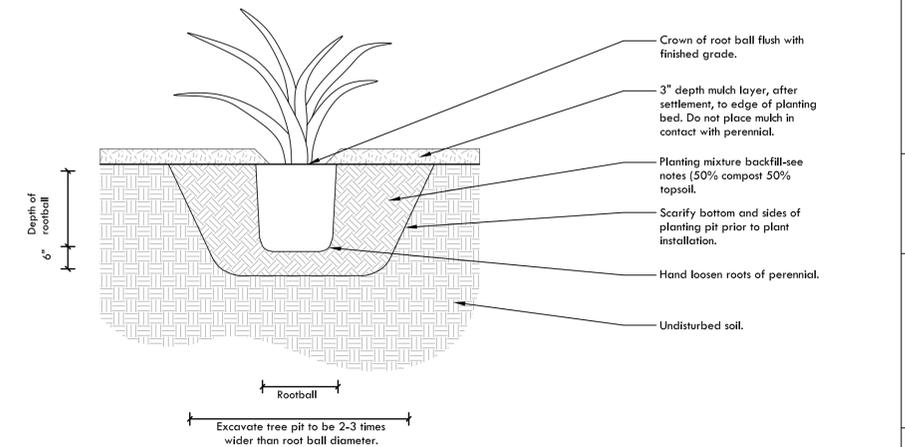
2 GRASS PLANTING INSET
1" = 4' - 0"



3 TYPICAL TREE PLANTING



4 TYPICAL SHRUB PLANTING



5 TYPICAL PERENNIAL PLANTING

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of Minnesota.
 Signature: MICHAEL KEENAN, P.L.A.
 Date: 7/29/2019 License Number: 55226

PLANTING PLAN
COMPLETED 2019

BARE HOME
COLUMBUS, MN

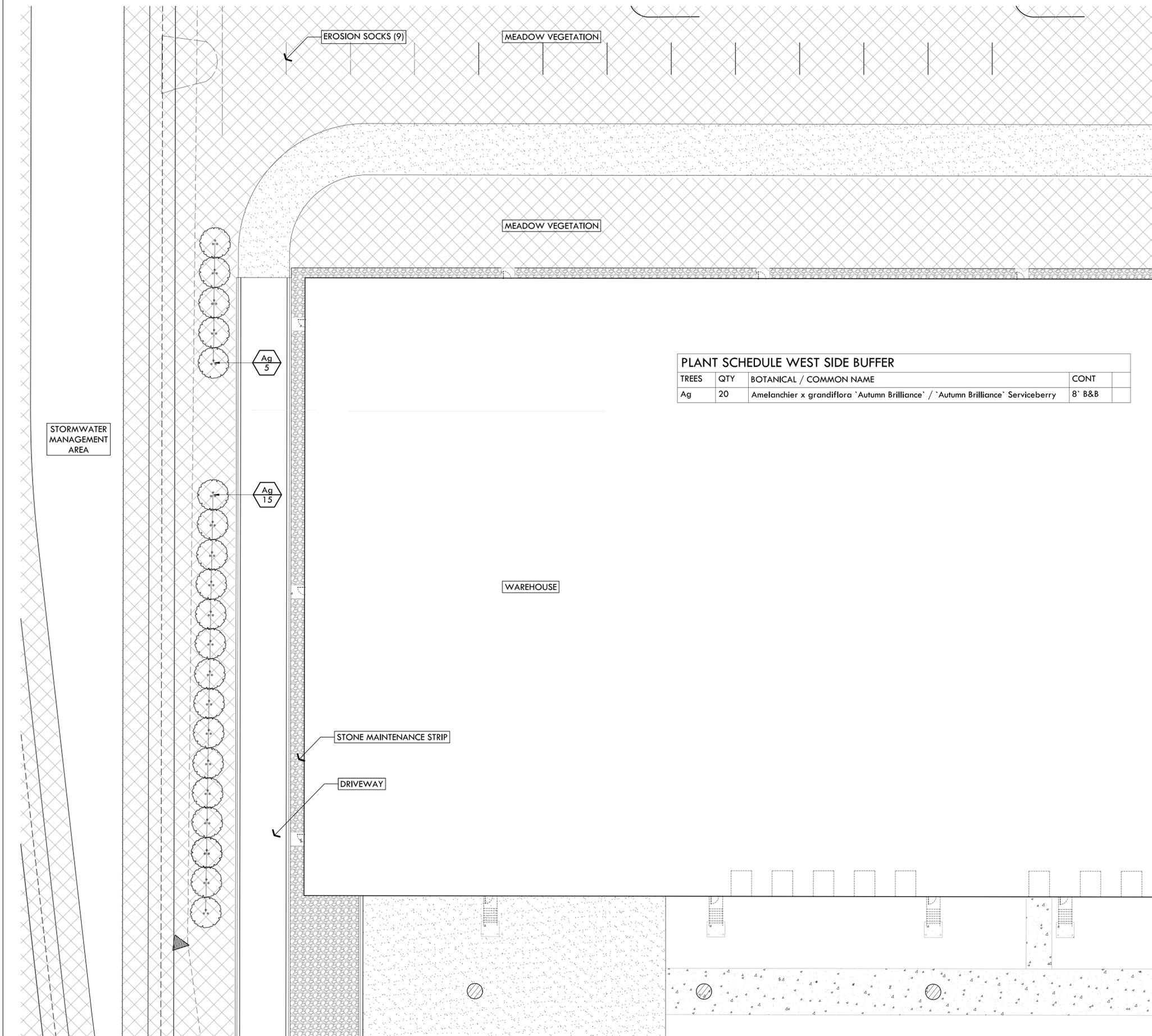
REVISIONS

DATE: 7/29/2019	DESCRIPTION: Tree Total.
Owner Directive.	
DATE: 7/29/2019	DESCRIPTION: Tree layout.
O.D.	

DATE: 7.25.2019
 DRAWN: MWK
 CHECKED: SLG
 APPROVED: RLH

PROJECT NO:
155-60-1

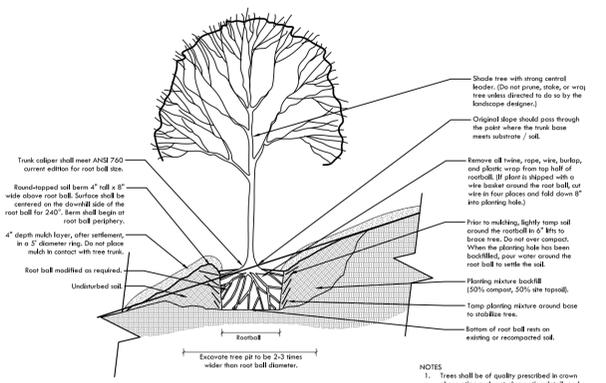
SHEET:
L2



PLANT SCHEDULE WEST SIDE BUFFER

TREES	QTY	BOTANICAL / COMMON NAME	CONT
Ag	20	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	8' B&B

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 - ADJUSTMENT IN LOCATION OF PROPOSED PLANT MATERIAL MAY BE NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
 - ALL PLANT MATERIAL SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL OR OTHER FERTILIZER AS INDICATED MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS.
 - ALL PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
 - IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, LANDSCAPE CONTRACTOR SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
 - NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.



2 TREE ON SLOPE 5% (20:1) to 50% (2:1) - UNMODIFIED SOIL

- NEW MEADOW VEGETATION AREAS
SEEDED FALL 2019 AND SPRING 2020
- EXISTING VEGETATION AREAS
MIXED OLD FIELD SUCCESSIONAL SPECIES
- ROCK MAINTENANCE STRIP
3-6" CRUSHED TRAP STONE W/ NON-WOVEN GEOTEXTILE AND COMMERCIAL GRADE STEEL EDGING

1 WEST SIDE BUFFER PLAN
1" = 20' - 0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of Minnesota.
Signature: MICHAEL KEENAN, P.L.A.
Date: 6.4.2020 License Number: 552336

REVISIONS

DATE	DESCRIPTION
7/25/2019	Update Tree Totals. Owner directive.
9/25/2019	Add Trees. Owner directive.
11/7/2019	Erosion Ctrl. Owner directive.

DATE: 6.4.2020
DRAWN: SLG
CHECKED: MWK
APPROVED: RLH
PROJECT NO: 155-60-1

To: City of Columbus Planning Commission

From: Ben Gutknecht, City Planning Technician

Date: June 11, 2020

RE: Bare Home (JP Commerce) Conditional Use Permit Amendment

After review of the Conditional Use Permit Amendment Application for a modification of the previously approved building architectural designs and landscape plans, the City of Columbus Planning Staff provides the following Findings of Fact and Recommendations:

Findings of Fact

1. The City received a Conditional Use Permit (CUP) Amendment application from Bare Home on May 11, 2020. The application was found complete.
2. The 60-day review deadline is July 10, 2020.
3. The 120-day review deadline is September 8, 2020.
4. The property is approximately 13.2 acres and at 14744 Hornsby St. NE, legally described as Lot One Block One, JP Ecommerce, Anoka County, Minnesota (PIN 25-32-22-12-0003).
5. The neighboring property directly to the north is a vacant parcel also owned by JP Ecommerce. The neighboring property to the east is a single-family dwelling and agriculture and to the South is another single-family dwelling. To the west is Interstate 35.
6. The Property is currently zoned Commercial Showroom (C/S).
7. The original CUP was approved on October 10, 2018. The first Amendment to the CUP, approved on November 25, 2019, allowed a change to the building elevation from an approved pre-cast exposed aggregate building exterior to a smooth pre-cast painted panel, painted in three colors, one white tone and two gray tones, arranged as pillars on the North, West, and South elevations. The purpose of this CUP amendment is to allow another change to the building elevation from the three-color pillar design to a two-color design, white and gray. The proposal is to break the building into thirds on the North, West, and South elevations, with the bottom two thirds painted gray with a large band of white wrapping the top third. Additionally, the Phase I landscape plan dated October 8, 2019 is being revised to replace nine (9) service berries and twenty-one (21) dwarf arctic willows with twenty (20) service berry trees on the West Elevation.
8. The East elevation is not changing from the approved November 25, 2019 building elevations.
9. The blue metal accent and sign, approved in 2018, will also remain as approved.
10. The proposed amendments to the building elevations is for the 103,280 square foot building currently on site which is the location of the Bare Home Warehouse/distribution

facility “Phase 1”, which was approved by the City of Columbus in 2018 via CUP process.

11. The proposed amendments to the building elevations are consistent with Section 7A-775 of the City Code regarding C/S District Design Standards.
12. The narrative, received 05.11.20, suggests that the landscape plan dated 06.04.20 has been updated to compliment the proposed amended elevation design. The twenty (20) Service Berry trees will break up the bottom one third of the West elevation, and with the addition of meadow prairie plantings Bare Home proposes this will further blend the building into the surrounding environment and continue to support the company’s pollinator friendly initiatives. It appears this revision also facilitates improved visibility of the blue Bare Home sign.
13. The Planning Commission held a public hearing on the Bare Home CUP Amendment Application on June 17th, 2020.

Recommendations

Based upon the Findings of Fact, the Planning Commission should recommend approval of the Bare Home (JP Commerce) CUP Amendment, subject to the following remaining relevant conditions:

1. The CUP is contingent upon recommendations of the City Engineer.
2. The CUP is contingent upon recommendations of the City Attorney.
3. The CUP is contingent upon detailed plan review and approval by the City Building Official.
4. The CUP is contingent upon detailed plan review and approval by the Fire Marshall.
5. The CUP is contingent upon permitting by Rice Creek Watershed District.
6. Phase 2 development on the Property will be subject to building department review unless amended. Phase 2 also requires a supplemental landscape plan and administrative approval.
7. All exterior lighting for both Phase 1 and Phase 2 shall be shrouded and directed away from adjacent properties and public streets and shall be reviewed and approved by the City Engineer and Building Official prior to installation
8. Development of the Property shall be consistent with the CUP application forms and documentation received for Phase 1 including, but not limited to, Phase 1 Site Improvement Plans, pages 1-11, by Carlson McCain, dated August 13, 2018; floor plans, prepared by Bauer Design Build, dated August 13, 2018; the “Description of proposed Conditional Use”, prepared by JP Ecommerce, undated narrative; the Bare Home CUP amendment application and narrative, dated September 12, 2019; and the second Bare Home CUP amendment application and narrative, dated May 11, 2019 as well as the Building elevations dated May 14, 2020 and updated landscape plans dated 06.04.20.
9. The CUP documentation is subject to modification by the City prior to issuance to Bare Home (JP Ecommerce).
10. No other uses or intensification are allowed on the Property without an amendment to the CUP.
11. In the event the City Council determines, in its sole discretion, that the use of the Property is not being operated in accordance with any term or condition contained herein, the CUP may be revoked by the City upon proper notice and a hearing. The City shall notify

regulatory authorities that have issued licenses or permits in connection with the CUP of any such revocation.

12. Any and all uses allowed in the CUP shall be constructed, maintained, and practiced consistent with all applicable federal, state, and local laws and regulations.
13. The applicant shall reimburse the City for all out of pocket expenses incurred in the review and issuance of the CUP and for all ongoing inspections and enforcement actions required for the CUP.