

**City of Columbus  
City Council Special Meeting  
Mixed Use District High Density Special Meeting  
08.05.19**

The 08.05.19 Special Meeting was called to order at 4:30 p.m. by Mayor Preiner at the City Hall. Present were Janet Hegland, Jeff Duraine, Denny Peterson, and Shelly Logren; City Administrator Elizabeth Mursko, and Planning Technician Ben Gutknecht. The meeting was called to address the new High-Density Mixed-Use District for the NE Quad in the City of Columbus.

Also in attendance were: Barb B. and Kris K

**A. CITY COUNCIL SPECIAL MEETING**

**1. Call to Order- Special Meeting- 4:30 P.M.**

**B. INTRODUCTION**

Elizabeth Mursko the City Administrator began the special meeting by setting the picture with explaining the NE Quad's current site conditions and the land use.

The property currently known as the North East (NE) Quad Development or "Columbus Crossings" is a 20-acre property located off of I-35 W. The property is designated for multiple commercial lots and will have public right of way (ROW), Storm Ponds, and Utilizes. Hornsby St N will be the only public ROW with all other drives being private. The initial and first contract is with a Hy-Vee, collated with a coffee shop and liquor store. This development will be located in the southeast corner of the NE Quad.

There are 2 out lots for stormwater ponds. One in the NE section of the site and one next to the Freeway, the lot Hy-Vee is situated on will have a stormwater pond as well. The last one is on the border with Columbus and Forest Lake, there will be a total of four storm water management ponds.

Hegland inquired who would be managing the ponds to which Mursko responded that the City of Columbus would be.

Hegland asked who owned the property to which Mursko replied that the City of Columbus is the owner and we have a purchase agreement with Hy-Vee. The other entity is JAMP, they are the brokers and developers. They currently have a purchase agreement with the City of Columbus that states they are required to develop five acres at four different intervals by a set time. Currently, they a multi-unit apartment building lined up, which would fulfill their first acreage requirement. However, the developers are waiting for the City of Columbus to complete the Zoning Ordinance for the district before finalizing any plans. Should this development fail to materialize, the brokers could be seen as breaking the commitment and the remaining acreage will return to the City of Columbus.

Logren expressed concern that it would be unfair if they were unable to fulfill their commitment due to the Zoning Ordinance creation process. She also asked if we would be able to create another agreement should it not work out. The City Administrator stated that *should* that happen it is not recommended to form another agreement, due to the fact that they were unable to fulfill the first part of the current agreement.

Mursko then introduced the background to the Mixed-Use district. Detailing how the City of Columbus submitted a revised Comprehensive Plan containing the new district after the first submitted Comprehensive Plan was sent back with instructions from the Metropolitan Council in January of 2019.

For this workshop, the City Council will not be focusing on the entire Mixed-Use districts, rather the High-Density NE Quad location, this is because we have an interested developer for this specific site.

To begin, Mursko addressed an article that was sent prior to the meeting. The article is called “Form-Based Codes: Inducing High-Value Development Across the Country” and the purpose of this article was to get everybody thinking about their vision for the property, how it should look, feel, and what amenities it should provide to the residents. They should also have considered how we could make this area represent what the City of Columbus means. After securing the vision, we will discuss setbacks, design standards, and uses.

### **Worksheet (Homework):**

#### **Step One:**

- a. Examining City of Columbus motto “Rural Nature, Urban Access” with three considerations- Naming, Walkability, and Amenities linking to Best of Urban and Best of Rural.**

Mursko opened by stating that the Council members were asked to complete this worksheet prior to the meeting, and the Council Members were going to go one by one and answer overarching question “What does the motto or the saying ‘best of rural and best of urban’ mean to us?”- The Council members would do this by responding to three considerations: naming, walkability, and the amenities that encapsulate “best of rural and best of urban”.

Mursko instructed the Council members to go around the table and discuss each of the three considerations that they thought of prior to the meeting.

The Council began with an open discussion as to how the area could be influenced by the motto.

Logren stated that it was important that the area have a draw, or a destination that would make people want to visit. This includes those people traveling north, and the local residents.

Hegland stated that it should also be very convenient for those who live there, so they can easily walk around and get to stores, nature trails, Running Aces, and Hardwood Creek. Going on to

say the urban part would be the residential living and convenient amenities and the rural would be the connection to nature and bringing in the surrounding nature through landscaping.

**Naming-**Mursko then introduced the first consideration again - “what’s the first thing that comes to your mind with “Columbus crossing”?”

Most Council members said it reminds them of crossing or a train, however Logren did state they thought the name resembled that small town feeling of walkability and crossing the main street.

It was agreed that due to “crossing” being misidentified, it may be best to tie in something that people would associate with Columbus, and associate with that specific location. A name that when it is said, people can visualize exactly where it is and what is there.

Mursko asks City Council what names would encompass that destination feeling and the City of Columbus.

The council agrees that “Village Green” does give the location more of a friendly neighborhood feeling. Mayor Preiner expressed concern that it may sound like another development that already exists.

The naming conversation brought on the topic of appearance again, with Hegland saying they would prefer it to look like a village, as in connected and very walkable with nearby amenities, but would prefer to still look modern, and match Hy-Vee

Hegland goes on to explain that those amenities would be the best of urban, and the view and surrounding area will be the rural.

Logren stated that she did like “Columbus Commons” as it offered the feeling of a common area for all of the City of Columbus to enjoy.

Duraine felt that if we were to incorporate the word “Pines” then it should just remain Columbus Pines”

Mursko then again instructed that each Council Member respond to the next two considerations (Walkability, Best of Urban, Best of Rural) and discuss what they wrote down. Walkability addressed how the individuals would move around the site, and people may move to the site (should it be a major destination/commercial convenient location). The last consideration being what uses encapsulate your vision for “best of urban, best of rural”, and ask how to we make the NE Quad showcase Columbus with the best of urban and rural? (i.e. Gazebos, planters, benches, dining, drinking, stores, landscaping, etc.).

Logren felt that it was very important that individuals could get around safely

Mayor Preiner shared his answers to the worksheet first:

**Walkability:** Preiner states that sidewalks are very important and should enable people to move about the site and outside of the site safely. He had no strong feelings towards the bike paths and trails, stating all of those things can be done on a sidewalk. However, he did say if you were to have kids and bikes, where are they going to go? Does Hornsby north have a shoulder or bike lane?

- Hegland responded by saying she didn't know if there was a true need for bike paths or trails in the development but a connectedness to other sidewalks and trails is important.
- Mursko interjected that if you think it is important that people can get from A to B, then you need to look at how they are going to get there, you will also have to have a destination for them to get to.
- If we can get people to and from our NE Quad to the popular Hardwood Creek Trail that could be a key draw for some and why it is important to have this connectedness.
- Logren brought up that the type of individuals living here may not be as interested in the connectedness as we think.
- Peterson believes it could be 30-year-olds, who like to bike as well. So, this may be a good selling point.
- Logren asked what pedestrian islands were, to which Gutknecht answered— a safety island that reduces the exposure time experience by a pedestrian in an intersection, they are usually provided where speed and traffic volume make crossing prohibitive.
- Logren stated that her only concern regarding the islands is that they could take up room and that it is important for safety and aesthetics, but this is an economic opportunity as well.
- The topic of decorative banners and streetlights are then brought up, with Mursko citing the City of Hugo's main street as an example.
  - o Janet says maybe this is a consideration that we will have in the future, which should include some aesthetic lighting.
- Duraine asked what the odds of this apartment not going in.
  - o Mursko says the odds are in favor that it will go in. The developer is very interested and that is why we are trying to do this. This is the only developer that we have because it is them that we have purchase agreement with.

- Duraine states that there is really only 12 acres left if the apartment is permitted and we have a limited amount of space and asked, “so we need to come up with what we want there?” and “has anyone else expressed interest in this area?”
  - o JAMP thinks the next building in will be a “shared tenant building” maybe 1-4 tenants, with businesses such as dental offices, or maybe a restaurant.
  - o Mursko says it would be preferable and to our benefit if we could have something that is not in Forest Lake.
  - o Logren thinks maybe a pharmacy would be nice, especially for the hotel patrons.

Council Member Logren then shared her answers to the worksheet:

**Walkability-** Logren is worried about the four commercial corners tying together, and we should worry about nature trail connection later, in five years or so and concern ourselves with sidewalks and pedestrian safety now.

**Best of Rural Best of Urban-** Logren likes the idea of a landscape plan that really has the natural feeling come in to the development and then some good dining opportunities. She also likes the idea of benches and planters, but asked who maintains them?

- Mursko answers that if they are in the private areas then it is up to them to maintain them.

Logren also stated that in regard to connecting to nature trails maybe a bike lane is ambitious if we don’t know who is going to live there.

- Mursko asks “if no bike paths, then what do you want to see?”
  - o Both Logren and Preiner state sidewalks and good landscaping.
- Mursko responds by asking what is “good landscaping” to you? Do you want native, or common theme or something that looks like the natural area surrounding it?
  - o Hegland responds that we should try to make it look green, and with native plants and make it look like the surrounding area. This includes the storm water ponds and pedestrian islands. This would also help create a common theme as well.

Council Member Peterson then shared his response to the discussion stating he likes what everyone is saying, but it may be too fancy for The City of Columbus and doesn’t quite see it as compatible with the rest of the city.

- o Logren responds by saying that we are trying to be competitive with surrounding communities and we should try to show people what Columbus has to offer. This is an especially good opportunity due to the high visibility

we have with the Freeway and we should take advantage of this and make it look very high quality.

- Hegland says we don't have to be quite so prescriptive about what exactly we can do there but it is important that we lay down this vision and ground work.

## Step 2

- This step each council member goes through a list of proposals for specific language that applies to how the City of Columbus's Mixed-Use districts. The language is for the Zoning Ordinances' "Purpose" "Intent" and "Uses".**

Mursko began by explaining that this part of the worksheet is for determining what is the purpose and intent of the code, and what uses do we think are compatible for the Mixed-Use NE Quad vision. Do the uses include a Jiffy Lube, or uses that have a lot back up beepers, or more of a family friendly amenity location? Lastly, what is the purpose or intent, what is the hook that draws people in?

### Purpose:

Logren states that she wrote that this should be a destination for the drivers out of the Twin Cities and make this their first stop as they head north, or their last as they head home. This should be a temporary destination, in the way that individuals stop, get what they need, and leave. It should be convenient for those living near and traveling by.

Hegland states the intent is to create a place for those living there with convenient amenities, and also creates a draw for neighboring cities and travelers.

Typically, there are other businesses that follow Hy-Vee, however we found out that we do not have the population to support their franchising. (such as Chick Fil A and Starbucks)

The following is an insert of the worksheet that was completed upon hearing recommendations from City Council- This worksheet covers Purpose, Intent, and Uses.

1. **Purpose:** What is the purpose of Columbus' High Density Mixed-Use District?

### Examples:

- Establish a strong identity for Columbus' NE Quadrant
- Promote harmonious development with the city's vision for the NE quadrant
- Promote unique planned development within the NE quadrant where residential land uses can be combined** with retail, office, entertainment and recreational facilities.
- Ensure that commercial and residential uses in a development are designed to be compatible with each other.

- Ensure high standards of site design, spatial relationships, architectural design, building materials and landscape design
- Other: To Capture Minneapolis Travelers

**Consensus:** City Council decided that that purpose 1 and 2 are similar and should be combined, an also believe 3 and 4 are similar and should be combined with adding the “Other” comment as well.

Mursko then moved on to “Intent” by asking, “is it our intent to get as much as we can out the 20 acres, or are we trying to have a little bit more spread out open area?”

Mayor Preiner stated that we have a lot of other green areas, we should use this for more best of urban and encourage some ties to those rural surroundings.

Logren stated that we should also insert language as to how this needs to be a beneficial economic venture. Then asked if there is a real difference in tax base between a beauty salon and a restaurant.

Mursko Responded that no not usually, especially if they are in the same area and developed to the same architectural standards

2. **Intent:** What is the Intent or Objectives of Columbus’ High Density Mixed-Use District?

Examples:

- Promote a creative and efficient use of land which at the same time protects and promotes health, safety, comfort, aesthetics, economic viability, and general welfare of the city (from Burnsville)
- Establish a mixed use land use pattern and neighborhood design that is consistent with the vision, goals, and policies of Columbus’ comprehensive plan
- Other \_\_\_\_\_

**Consensus:** Combine the above two sentences to create the Intent.

Permitted Uses:

The last part of the worksheet that was evaluated was the proposed uses that were seen in other communities’ mixed-use districts, which included the Permitted, Conditional, and Prohibited.

After going through the list of permitted uses it was decided that staff would create a list of appropriate conditional uses that where not already approved by the City Council.

3. **Permitted Uses:** What uses would we be ok with having in this district? Indicate yes or no to the below examples. Are we missing any uses? Some of these examples may be better as a conditional use, if you think that is the case please mark as such:

**\*Uses that contain a Strike Through are the Uses that City Council believed should not be Permitted.**

All permitted uses in Columbus' Commercial Retail District?

~~Antique Shop~~

~~Artist, author, composer, sculptor~~

~~Art Studio~~

Bakery goods, sales and baking of goods for the retail sales on premises

Bank (drive thru ok?)

~~Bicycle Sales and Repair~~

~~Book Store~~

~~Boutiques, dress, and designer clothing shops.~~

Candy, Ice Cream, Popcorn, Nuts, Frozen Dessert and Soft Drink shop, but not of the drive-in type.

Cheese Shop

~~Clothing Store~~

Coffee house, coffee shot, wine bar, tavern (all no larger than 3000 sq. ft. in floor area)

~~Club or Lodge~~

~~Daycare/nursery (do we limit the number? Anoka limits to 14 or fewer)~~

Delicatessen

Drugstore

~~Dwelling, multiple family (apartment, condominium, cooperative, townhouse) when located above the street level floor; at a minimum density of 10 units and a maximum density of 30 units per acre;~~

Florist

~~Gas Stations (include language about signs, outside displays, pumps/pump islands etc.~~

Gift Shop

~~Government Buildings where the use conducted is customarily to be an office use~~

- Grocery Store, Fruit or Vegetable Store
- Hardware Store
- Health Club
- Hobby Store including handicraft classes not to exceed ten (10) students
- Instructional Learning Center
- Interior, decorating and design studio
- Jewelry sales and repair store
- Library
- Liquor Store subject to requirements in Columbus code XXX
- Locksmith
- Meat market but not processing for a locker
- Medical service or clinic
- Micro Brewery with taproom, subject to the following standards:
  - i. The establishment must include a taproom that is open a minimum of 2 days or 8 hours per week.
  - ii. The malt liquor sold for consumption at the business must be produced by the brewer on the licensed premises.
  - iii. The malt liquor may be sold to other bars, restaurants or wholesalers for distribution on a limited scale according to Federal and State regulations.
  - iv. The bottling process shall be manual or semi automated, not fully automated.
  - v. The establishment shall obtain all applicable Federal, State, and City licenses.
  - vi. A microbrewery located at street level shall provide at least 50% of the total floor space at the front one-half of the building to be used for sales, tasting, or restaurant purposes.
- Micro Distillery with tasting room/cocktail room, subject to the following standards:
  - i. The establishment must include a tasting room/cocktail room that is open a minimum of 2 days or 8 hours per week.
  - ii. The distilled spirits sold for consumption at the business must be produced by the brewer on the licensed premises.
  - iii. The distilled spirits may be sold to other bars, restaurants or wholesalers for distribution on a limited scale according to Federal and State regulations.
  - iv. The bottling process shall be manual or semi automated, not fully automated.
  - v. The establishment shall obtain all applicable Federal, State, and City licenses.

vi. A microdistillery located at street level shall provide at least 50% of the total floor space at the front one-half of the building to be used for sales, tasting, or restaurant purposes.

- ~~Mortuaries/Funeral Home and Chapel~~
- Multiple-tenant retail sales and service facilities subject to Columbus code XXX.
- ~~Museum/Art Galleries~~
- ~~Music store.~~
- ~~Music studio.~~
- ~~Newsstand.~~
- ~~Offices.~~
- ~~Office supply and stationery store.~~
- Optical Studios
- ~~Paint, wallpaper sales.~~
- ~~Parks~~
- Personal services and personal repair establishments, such as barber, beauty shops, shoe repair, etc.
- ~~Pet grooming.~~
- ~~Photographic studio.~~
- ~~Pipe and tobacco shop.~~
- ~~Post Office.~~
- ~~Research centers.~~
- Restaurants (freestanding), (full Service?) (Drive through OK?) subject to Columbus code XXX
- ~~Rugs and floor covering sales.~~
- ~~Schools, academies~~
- ~~Shoe sales and repair.~~
- ~~Small appliance repair shop.~~
- ~~Sporting goods store.~~
- ~~Tavern or Bar~~
- ~~Veterinary Clinics~~
- Wellness Centers
- Others: \_\_\_\_\_

4. **Permitted Accessory Uses:** What would be acceptable accessory uses?

- Information Kiosks
- ~~Structured parking (e.g. underground parking/ramps)~~
- ~~Public Transit Stops/Shelters~~
- ~~Off street parking?? Off Street Loading??~~
- On sale liquor if accessory to a restaurant, private club or lodging?
- Outdoor Seating accessory to a restaurant
- Trash enclosure service structure
- Roof mounted solar energy systems
- Public open space plaza, square or related uses.
- Signs as regulated by Columbus Ordinance XXXX
- ~~Tenant restaurants, cafeterias, and retail service limited to tenants of the building, provided that they be essentially limited to providing service to the users of the permitted use, and that no signs or other evidence of these uses are visible from the exterior of the building.~~
- ~~Private swimming pool and tennis court~~
- Single satellite earth station antenna two meters (2 m) or less in diameter and single antenna designed to receive direct broadcast services or multichannel multipoint distribution services one meter (1 m) or less in diameter and antennas designed to receive television broadcast signals, as regulated in Columbus Code XXXX-**To be determined at later date**
- Public trash and recycling containers for use by the general public
- Others? \_\_\_\_\_

5. **Conditional Uses:** What uses would we allow with a CUP?

Examples:

- Any of the above Permitted uses that you would allow with a CUP?-**Staff will come up with list.**
- Convenience Stores
- Fast Food without Drive through or with Drive-thru facilities, if provisions for vehicle stacking, vehicle maneuvering, outdoor speaker devices, and other related matters can be shown to be in keeping with the intent and character of the NE Quad Mixed Use District and compatible with surrounding uses;

- Hotel
- Radio and television studios
- Others: \_\_\_\_\_

6. **Prohibited Uses:** Are there any uses you would never want to see in this district?

Examples:

- Amusement Arcades
- Distribution station for Beverages
- Manufacturing/warehousing facilities
- Yards for storage, sale and distribution of building materials
- Multi-screen movie theatres with more than five screens
- Hospitals
- Tobacco Shops
- Tattoo shops
- Body Piercing shops
- Pawn Shops
- Electronic cigarette/vaporizer shops
- Motor vehicle repair businesses
- Residential facilities whose purpose is to treat juveniles who have violated criminal statutes related to sex offenses or who have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses.
- Others: \_\_\_\_\_

**Consensus:** All of the listed prohibited uses should be added to the City of Columbus's list of prohibited uses.

Meeting adjourned at 7:13 p.m.

Respectfully Submitted

Ben Gutknecht, City Planning Technician