

**CITY OF COLUMBUS
PLANNING COMMISSION MEETING
INTERACTIVE TECHNOLOGY MEETING FORMAT
STATUTES SECTION 13D.021
05-18-2022**

The 05-18-2022 Regular Planning Commission meeting for the City of Columbus was called to order at 6:30pm by Chair Ron Hanegraaf at the City Hall. Present were Commission members Kris King, Barb Bobick and Bob Berens, City Administrator Elizabeth Mursko, City Planner Dean Johnson and Permit Coordinator Carissa Kranz.

In attendance via interactive technology were City Council members Shelly Logren, Rob Busch and Sue Wagamon, Apollo Development Representatives Chris Harchanko and David Harchanko.

Also, in attendance in person were Residents Myron and Cindy Angel, and City Council member Janet Hegland and Mayor Jesse Preiner.

The meeting was held in an interactive technology meeting format.

1. CALL TO ORDER – REGULAR MEETING – 6:30PM

2. PLEDGE OF ALLEGIANCE

3. MOTION – APPROVAL OF MEETING AGENDA *Motion* King to approve agenda as written. Second Bobick. Motion carried with King, Hanegraaf, Bobick and Berens voting in favor.

4. MOTION – APPROVAL OF APRIL 6, 2022, PLANNING COMMISSION MEETING MINUTES *Motion* Bobick to approve 04-06-2022, Planning Commission Minutes as written. Second Berens. Motion carried with King, Hanegraaf, Bobick and Berens voting in favor.

5. PUBLIC HEARING – CUP for PUD Apollo Development Apartment Building

At this time, a public hearing was held to consider a Conditional Use Permit for a Planned Unit Development to permit a proposed 150 unit, 3-story apartment building in the Mixed-Use High Density (MU-H) district. Separate minutes for the public hearing are prepared.

City Staff Report from City Planner, Dean Johnson, RSC Dated 5-12-2022

Findings of Fact

1. The City received a Planned Unit Development Conditional Use Permit (PUD CUP) application from David Harchanko, Apollo Development (“Apollo”) on March 14, 2022. The application was found incomplete. After a series of revised application submittals, the PUD CUP application was found complete on May 2, 2022.
2. The 60-day review period ends on July 1, 2022 and the 120-day review period, if necessary, ends on August 30, 2022.
3. The proposed development is located in the northeast quadrant of the I-35/TH 97 interchange, legally described as Lot 2, Block 1, NE Quad 35 2nd Addition (“Property”).
4. The Property is currently zoned Mixed Use High Density Residential (MU-H), which allows residential uses at a maximum density of 30 units per acre.

5. The Property is designated Mixed Use – High in the 2040 Comprehensive Plan, which allows high density residential, ranging from 17 to 30 units per acre.
6. Apollo is proposing a three-story, 150-unit, market rate apartment building.
7. The Property is approximately 5.3 acres in area, which allows a maximum of 159 units.
8. Rental units consist of 15 studios (650-654 square feet), 65 one bedrooms (798-894 square feet), 22 one bedroom plus dens (881-1070 square feet), and 48 two bedrooms (1,025-1,264 square feet).
9. Building amenities include a two-story main lobby with pergola entrance, onsite property management, heated underground parking, three elevators, electronic access controls, a community room with full kitchen, a 2nd story rooftop patio with tables, chairs and grills, a fitness center, a ground level outdoor patio and playground, Wi-Fi and high speed internet, a mail room with electronic mail concierge, storage lockers, bicycle storage, and a pet wash room.
10. Individual unit amenities include stainless steel appliances, solid kitchen countertops, washers and dryers, individual climate control, 9-foot-tall ceilings, and balconies in the majority of units.
11. The “L-shaped” building features staggered or alternating wall planes, balconies, variable rooftop parapets, and earth tone colors. Exterior materials include brown stone veneer on all sides (35%), brown engineered lap siding, tan engineered vertical siding, orange engineered lap siding and dark bronze and orange trim accents.
12. [Note: for clarification and proper orientation it appears the exterior elevations (sheet A1) are mislabeled. The South Elevation should be labeled West, the West Elevation should be labeled North, the North Elevation should be labeled East and the East Elevation should be labeled South.]
13. The building is approximately 34.5-foot-tall at the roof line and 37.5-foot-tall at the top of parapets (from average ground elevations).
14. Two entrances allow access to the underground parking garage. 24-foot-wide aisles provide access to 151 parking stalls. There are 83 stalls that are 9’X19’ and 68 stalls that are 9’X23.’ Apollo is requesting PUD modification of the minimum stall dimensions of 10’X20’ required in the Zoning Ordinance.
15. There 150 surface parking stalls, which are accessed by 24-foot-wide aisles. Stalls adjacent to curbs are proposed at 9’X18’ and stalls abutting each other are proposed at 9’X20.’ There are six parking spaces which meet ADA requirements. Apollo is requesting PUD modification of the minimum stall dimensions of 10’X20’ required in the Zoning Ordinance.
16. The Zoning Ordinance requires two surface parking spaces per unit plus ¼ stalls per unit for guest parking. Garage stalls may offset the number surface parking spaces required, if all garage stalls are assigned to residents. A total of 338 parking spaces are required and 301 are provided. A proof of parking area is illustrated on the site plan, which includes a minimum of 37 additional parking spaces and potential future parking garages.
17. Building and parking setbacks are consistent with minimum ordinance requirements, except the rear yard building setback. Apollo is requesting PUD modification of the minimum 30 feet rear yard setback to 20 feet (same as side yard building setback).
18. A generous landscape plan illustrates 127 shade trees and 28 conifers, well distributed on the Property. Foundation plantings include 9 shrubs, 85 perennials and 177 grasses. The landscape plan is well in excess of minimum ordinance requirements.

19. The landscape plan also identifies a 20'X20' concrete outdoor patio area and a 30'X36' playground area (yet to be designed) at the southerly end of the building.
20. Five-foot-wide sidewalks are adjacent to the building at the parking lots and outdoor patio/playground.
21. Site drainage is accommodated by two existing stormwater ponds, one to the north and one to the south. The regional ponds are generally designed to allow 75% lot coverage. The site plan indicates impervious site coverage is approximately 62% and approximately 70%, if the proof of parking area and potential future garages are improved.
22. Apollo will be required to obtain a permit from Rice Creek Watershed District for the development. As current owner of the Property, the City may be required to cosign the permit application.
23. Trash and recycling is facilitated by two 'chutes' on each floor and two collection areas in the garage. The 'trash' rooms in the garage are located near each garage entrance. There are no outdoor storage containers.
24. Site lighting is provided with six 25-foot-tall parking lot light standards (50 watts-70 watt), five wall packs at pedestrian entrances (20 watts) and two wall packs over the garage entrances (30 watts). The intensity of lumination is less than one foot candle at all property lines (generally 0 to 0.3 foot candles). All site lighting must be downcast and shrouded.
25. There are no detailed signage plans at this time. One of the building elevations includes "The Landings" facing Hornsby Street. All signs will require administrative permitting.
26. The Planning Commission held a public hearing on the Landings of Columbus PUD CUP application on May 18, 2022.

Recommendations

Based upon the above Findings of Fact, the Planning Commission should recommend approval to the City Council of the "Landings of Columbus" Planned Unit Development Conditional Use Permit (PUD CUP) application, subject to the following:

1. The PUD CUP is contingent upon detailed recommendations of the City Engineer.
2. The PUD CUP is contingent upon recommendations of the City Attorney.
3. The PUD CUP is contingent upon detailed plan review and approval by the Building Official.
4. The PUD CUP is contingent upon detailed plan review and approval by the Forest Lake Fire Department.
5. The PUD CUP is contingent upon requirements of the Rice Creek Watershed District.
6. Once authorized, Apollo shall construct and maintain all site improvements consistent with the Conditional Use Permit Application, dated March 14, 2022; Narrative, dated April 8, 2022; revised Single PUD Submittal, dated May 2, 2022, (including Architectural plan sheets A0-A6, Civil plan sheets C0.01-C1.01, sheets C4.01-C8.01 and sheet C8.02, Landscape plan sheets L1.01 & L2.01 and Electrical plan sheet E1.1), except as may be modified with City approval.
7. Approval of the PUD CUP does not eliminate the requirement for obtaining any other permits and approvals as may be required by City, watershed, county, or state laws, rules, ordinances, and policies, including but not limited to grading permits, building permits, plumbing permits, electrical permits, stormwater permits, sign permits, driveway permits, public water connection, and public sewer connection.
8. Approval of the PUD CUP authorizes a rear yard setback of 20 feet.

9. Approval of the PUD CUP authorizes the modification of automobile parking stall dimensions, illustrated on Architectural plan sheet A2 and Civil plan sheet C5.01.
 10. The PUD CUP is contingent upon all garage parking spaces being leased or otherwise assigned to residents at all times.
 11. The PUD CUP is contingent upon the reasonable assignment of deeper garage stalls to larger/longer vehicles and shallower stalls assigned to shorter vehicles.
 12. The PUD CUP is contingent upon approval of the “proof of parking” plan, identifying the location of 37 additional surface parking spaces on the Property. Upon a finding of need and upon reasonable notice, the City Council may require all or a portion of the additional “proof of parking” spaces to be constructed, consistent with the approved plan.
 13. No parking spaces may be obstructed for tenant or guest usage, including snow storage.
 14. The PUD CUP is contingent upon changing the minimum required shade tree planting stock size from 2-inch caliper to 2.5-inch caliper.
 15. All site lighting shall be shrouded and downcast.
 16. All site signage requires administrative review and permitting.
 17. Pet wastes shall be promptly removed from the Property and shall be removed from any neighboring property if evidence exists that the waste was generated by pets at The Landings.
 18. 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 PUD 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 PUD CUP of any such revocation.
 19. Apollo shall be obligated to pay all costs and expenses incurred by the City in connection with any proceeding to revoke the PUD CUP, including reasonable attorneys' fees and consultant fees.
 20. Apollo shall be responsible to reimburse the City for its out of pocket expenses incurred in the review and approval of the PUD CUP, including any subsequent inspection and enforcement actions.
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City Engineer, Kevin Bittner, Bolton & Menk Report Dated 05-12-2022

1. The existing topography (multiple sheets) shows a soil stockpile located primarily on adjacent Lot 1. This stockpile was relocated by the city and is now located entirely on Lot 2, which is the location of this development. Wideseth indicated previously that this material can be utilized for earthwork balancing for the development.
2. The plan shows street pavement and curb removal for the driveway openings. Driveway curb and street patching as replacement will also need to be shown on the plan.
3. Plan details are needed for various items such as the driveway curb, pavement and sidewalk sections, hydrant and valve, storm sewer items, etc.
4. Sheet C4.01
 - a. Turn on the contour elevations for reference.
5. Sheet C6.01
 - a. The 4-stall parking area on the northwest corner of the site appears not to drain. The 906.60 TC location is a low point with no drain at that location.
 - b. On the larger parking lot on the north side of the building, the cross grade is about 6%, which is relatively steep and may be difficult to walk across in slippery conditions. This

cross slope could be lessened by raising the north curb line and steeping the slope behind it.

- c. The cross slope of the 6 parking stalls to the south of the main entrance is 10%. I recognize the grading challenge with the location of the underground parking door, but this cross-slope seems excessive and extremely difficult to walk in slippery conditions. Consider moving this garage entry to a different location to remedy this situation. (Perhaps off the east end of the north parking lot?)
6. Sheet C8.01
 - a. The watermain 8" x 8" tee called out should be an 8" x 8" cross.
7. Sheet C8.02
 - a. The storm sewer outlet pipe to the pond in Outlot D should be moved to the east and out of the easement. This easement should be reserved for private utilities.
 - b. The build height on CBMH 201 is only 1.67' but has a 24" RCP pipe coming into it, so the build height isn't going to work. The rim elevations for CBMH 201 and 202 do not match the ground elevations on the grading plan so perhaps the rim elevations are incorrect? Either way, review and correct accordingly.
 - c. On CBMH 202, there is no invert elevation provided for the easterly pipe.
 - d. Should CB 105 be on the east side of the drive lane? The pavement is pitched to the east side of the drive lane so having the CB on that side would be more efficient at capturing the water.

The Planning Commissioners will have an open discussion regarding the Conditional Use Permit for a Planned Unit Development to permit a proposed 150 unit, 3-story apartment building in the Mixed-Use High Density (MU-H) district by Apollo Development Apartments at their upcoming June 1, 2022, Planning Commission meeting.

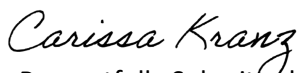
6. PUBLIC OPEN FORUM Nothing at this time.

7. PLANNING COMMISSION MEMBERS' REPORT King stated that it's nice to see the Love's, EcoFun and other building projects moving along. Hanegraaf echoed King's comment and informed the group that he had attended the Viking Industrial and EcoFun open houses and commented on the beauty of the buildings. Berens requested an update on the Waldoch's temporary car lot on Lake Drive and Mursko stated that they are not in compliance and staff are working with them.

8. CITY ADMINISTRATOR'S REPORT Mursko gave an overview of what items will be on the June 1, 2022 Planning Commission agenda of which includes City View Electric's Preliminary Final Plat, a Concept Plan for construction of contractor shops on a vacant parcel south of Ziegler, discussion on the CUP for PUD apartment building and the formal approval of the southwest I35 Final Plat as the Right-Of-Way plat was already done for that property and this step will set legal descriptions and PID numbers.

9. ATTENDANCE FOR UPCOMING MEETINGS Hanegraaf will be attending the 05-25-2022 City Council meeting.

MOTION TO ADJOURN *Motion* by King to adjourn, seconded by Berens. Motion carried with King, Hanegraaf, Bobick and Berens voting in favor. The meeting adjourned at 7:29pm.



Respectfully Submitted: Carissa Kranz, Recording Secretary