City of St. Francis

PLANNING COMMISSION

ISD #15 DISTRICT OFFICE BUILDING
4115 AMBASSADOR BLVD.

February 19, 2020

7:00 PM

AGENDA

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. Election of Chair and Vice Chair for 2020
4. Adopt Agenda
5. Approve Minutes September 8, 2019
6. Public Comment
7. Regular Business Items
   a. Sale of City owned property, 236th and Rum River Blvd
8. Public Hearings
   a. Conditional Use Permit – Motor Vehicle Sales 3950 227th Ave NW
   b. Lot Split – 6032 Ambassador Blvd NW
   c. Ordinance Amendment – Chapter 10, Zoning, Definitions. Add a definition for Top Soil
9. Discussion by Planning Commissioners
10. Adjournment

Website Link to Agenda and Packets: https://www.stfrancismn.org/meetings

There may be a quorum of St. Francis Council Members present at this meeting.

CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
September 18, 2019

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chairman Steinke.

2. **Roll Call:** Present were Ray Steinke, Todd Gardner, Greg Zutz, Colleen Sievert, Liz Fairbanks, Rich Skordahl and William Murray. Absent: none.

   Others in attendance: Kate Thunstrom- Community Development Director, Kevin Robinson - City Council, Beth Richmond – City Planner

3. **Adopt Agenda:** Motion by Murray, second by Fairbanks to approve the September 18, 2019 agenda. Motion carried 6-0 (Sievert absent for vote).

4. **Approve Minutes:** Motion by Fairbanks, second by Zutz to approve the August 21, 2019 minutes. Motion carried 7-0.

5. **Public Comment:** none

6. **Regular Business Items:** none

7. **Public Hearing:**

   a. **Variance – 910 236th Ave NW, Accessory Structure**
   Richmond reviewed staff packet.
   Surrounding parcels range from 2.7 acres to 5 acres in size.
   Chicken coop on site will be removed by owners choice, no longer being used and is deteriorating
   Sidewall is 13' in height.
   Owner not using to rent but to store personal belongings
   Staff will review requirements for secondary septic space and driveway requirements
   Engineering has not reviewed. Typically they would review at building permit stage for an accessory structure of this size.

   Public Hearing Open at 7:17 pm
   No comments received
   Public Hearing Closed at 7:18 pm

   Skordahl recommended to move approval of the size variance allowing a total accessory structure square footage of 1.500 sq. ft. and a height variance allowing accessory structure with a sidewall height of 13 feet on the property located at 910 236th Ave with the conditional and finding of fact as presented by staff, Second my Fairbanks. 7-0 Passed

   b. **PUD Amendment and Preliminary Plat – Turtle Ponds 4th Addition**
   Richmond reviewed staff packet

Discussion points included:
Site originally planned for commercial development 23 years ago, request to change to residential 13 detached units.
Water looping to be reviewed by engineering
HOA will be created, difficult to combine with existing, being that this is the same developer they may be already reviewing
Maintenance of pond is handled by the owner/HOA and/or developer

Public Hearing Opened at 7:32 pm

- Tiffany Schulter and guest, 2747 230th Court. Was told land was unbuildable. Likes that streets in this development are not being connected with their development to the north. Would like either the woods/trees kept or a fence I place. Questions extending the pond and the location. Questions location and movement of fire hydrant.

Richmond clarified that the trees along the north won't be kept, but there are plans to keep those along the western border. The ponding is to handle the runoff due to the proposed development and is a requirement for stormwater.

This development was proposed as a phase when originally established 23 years ago. There have always been plans to develop this area.

To propose a developer to build a fence or keep trees is beyond the current city code. It is not typical to require a developer to build a fence for the privacy of an existing neighborhood. As a condition of this development we can encourage the developer to consider privacy and landscaping in his final product and to keep all trees not required to be removed for the building to stay.

This development will be completed after the approval of the 2040 Comprehensive Plan.
Public Hearing Closed at 7:51 pm

Motion 1 - Sievert moved to recommend approval of the development state PUD Amendment to allow multi-family housing uses on Outlot D of the Turtle Ponds with the finding of fact as presented by staff. Second by Fairbanks, 7-0 passed

Motion 2 – Sievert moved to recommend approval of the preliminary plat for Turtle Ponds 4th Addition with the conditions and finding of fact as presented by staff and the recommendation to developers for consideration of greater mitigation of privacy through additional tree/landscape plantings or fencing. Second by Fairbanks, 7-0 passed

c. PUD Amendment, Preliminary Plat and Drainage/Utility Easement Vacation – Turtle Ponds 5th Addition
Richmond reviewed staff packet

Discussion points included:
Vacation of the ditch is a single movement, as the easement is released the new easement will be set by the plat to change boundaries. Easement will continue to exist but adjust for the purposes of the development
Wetland credits will apply as the developer will be filling in 3,600 sq. ft.

Driveways will be over the floodplain but that is addressed by filling in the wetland.
Any disclosure requirements will be addressed through the purchase agreement process and would be identified in the survey that is submitted with building plans.
Wetland mitigation is out of the City control as developers can buy credits and mitigate wetlands.
This development is hooked up to City water/sewer
Stormwater grading is reviewed by Engineer to determine if any impact to ponding, wetlands and drainage of existing and new properties
As building on/around floodplains is concerning, other regulatory agencies beyond the city are involved.

Public Hearing Opened at 8:13 pm

- Two emails were received in response to this comment period. First email identified concerns over the disruption and drainage with the floodplain. The second email identified concerns over the new single family homes decreasing property values, bringing more kids to the community and preserving wetlands. Emails were read allowed for Commission.

Public Hearing Closed at 8:16 pm

Motion 1 – Skordahl moved to recommend approval of the PUD Amendment to allow single-family uses on Outlot B of Turtle Ponds 3rd Addition with the finding of fat as presented by staff. Second by Gardner, 6-1 passed

Motion 2 – Skordahl moved to recommend approval of the preliminary plat for the Turtle Ponds 5th Addition with the conditions and findings of fact as presented by staff. Second by Gardner, 6-1 passed

Motion 3 – Skordahl moved to recommend approval of the drainage and utility easement vacation request for the drainage and utility easement currently located over Outlot B of Turtle Ponds 3rd Addition. Second by Gardner, 7-0 passed

8. **Planning Commission Discussion** –
Zutz reminded group to attend the MnDOT open house on Thursday, September 19th

9. **Adjournment:** Meeting adjourned at 8:30 pm.

Website Link to Packets and Minutes for the Planning Commission:
https://www.stfrancismn.org/meetings

Signed by: Kate Thunstrom
DATE APPROVED:

City of St. Francis

PLANNING COMMISSION AGENDA REPORT
Agenda Item #
7a

TO: Planning Commission

FROM: Kate Thunstrom, Community Development Director

SUBJECT: Disposition of City owned property

DATE: February 19, 2020

OVERVIEW:

The City obtained the parcel in question from Anoka County as a parcel swap with another project. The City does not have an identified use or need for the parcel. The owner/developer of the Rivers Edge Development has approached the city with a Purchase Agreement to acquire the northwestern section to incorporate this parcel into the Development as a whole. Council is in agreement.

- Property Location: 236th and Rum River Blvd NW
- Current use: Vacant Land.
- Property Zoned: R2 – Single Family Residential
- Permitted Use includes: Single and Two family residential units
- Lot Size: 2.45 acres
- Project to create: Single family units

As the City is a Comprehensive Plan city, we are required to obtain comment from the Planning Commission on land sales. The Planning Commission is to review this sale as it relates to the use of the property and its ability to meet the consistency of the Comprehensive Plan. Since we are between plans, I have included information for each.

2030 Comprehensive Plan, Future Land Use Plan identifies area as Low Density Residential.

2040 Comprehensive Plan, Draft Land Use identifies area as Medium Density Residential

Future use: Developer plans to use this area for additional villa development and will meet the zoning requirements of Medium Density.

City of St. Francis

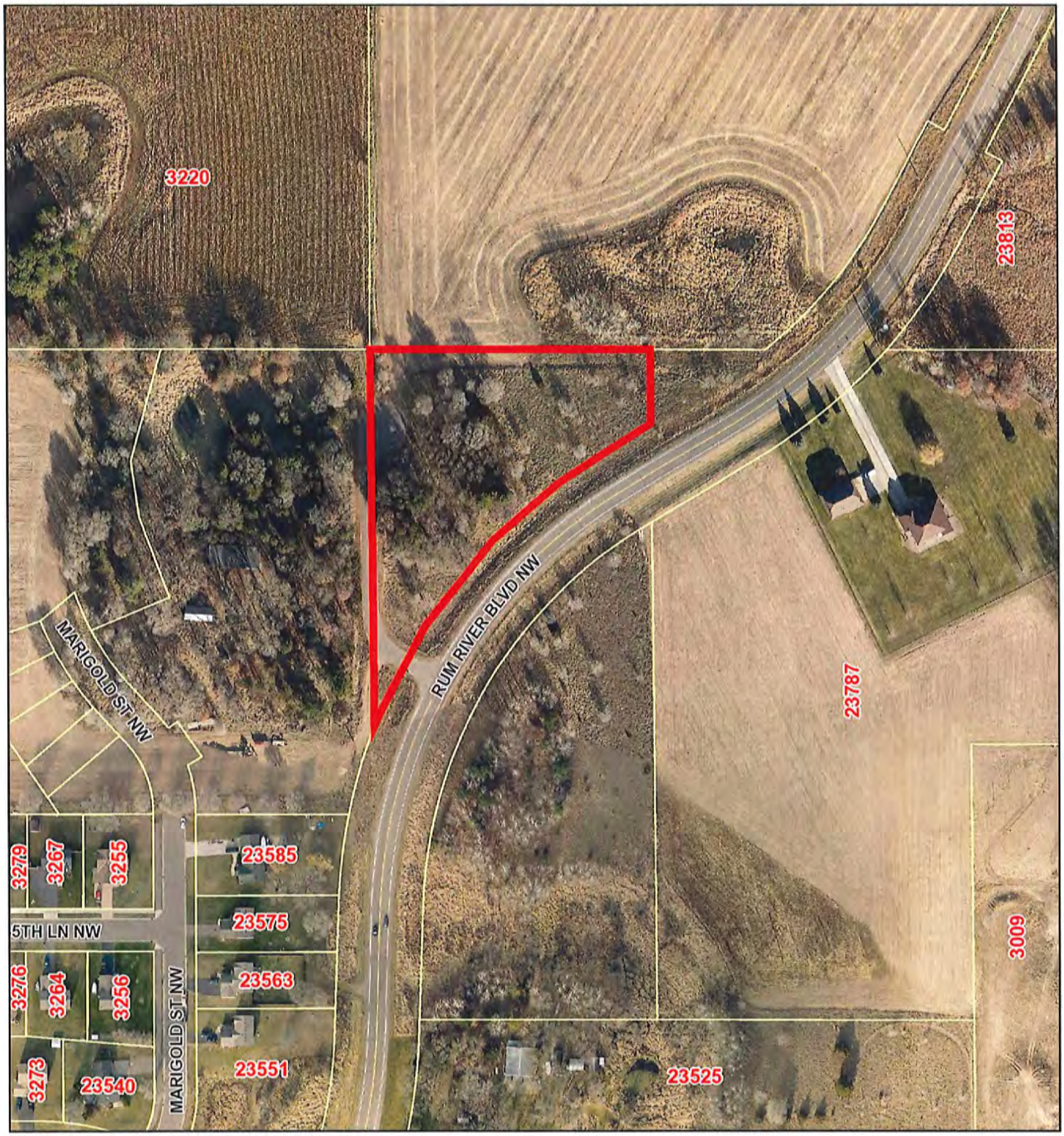
ACTION TO BE CONSIDERED:

Planning Commission is requested to review and comment regarding the sale as it relates to the consistency with the Comprehensive Plan.

ATTACHEMENTS:

- GIS Image of parcel
- GIS Image of parcel location in regards to Rivers Edge Development
- 2030 Comprehensive Plan, Future Land Use Plan
- 2040 Comprehensive Plan, Draft Land Use Plan

Anoka County, MN



January 30, 2020

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

Anoka County, MN

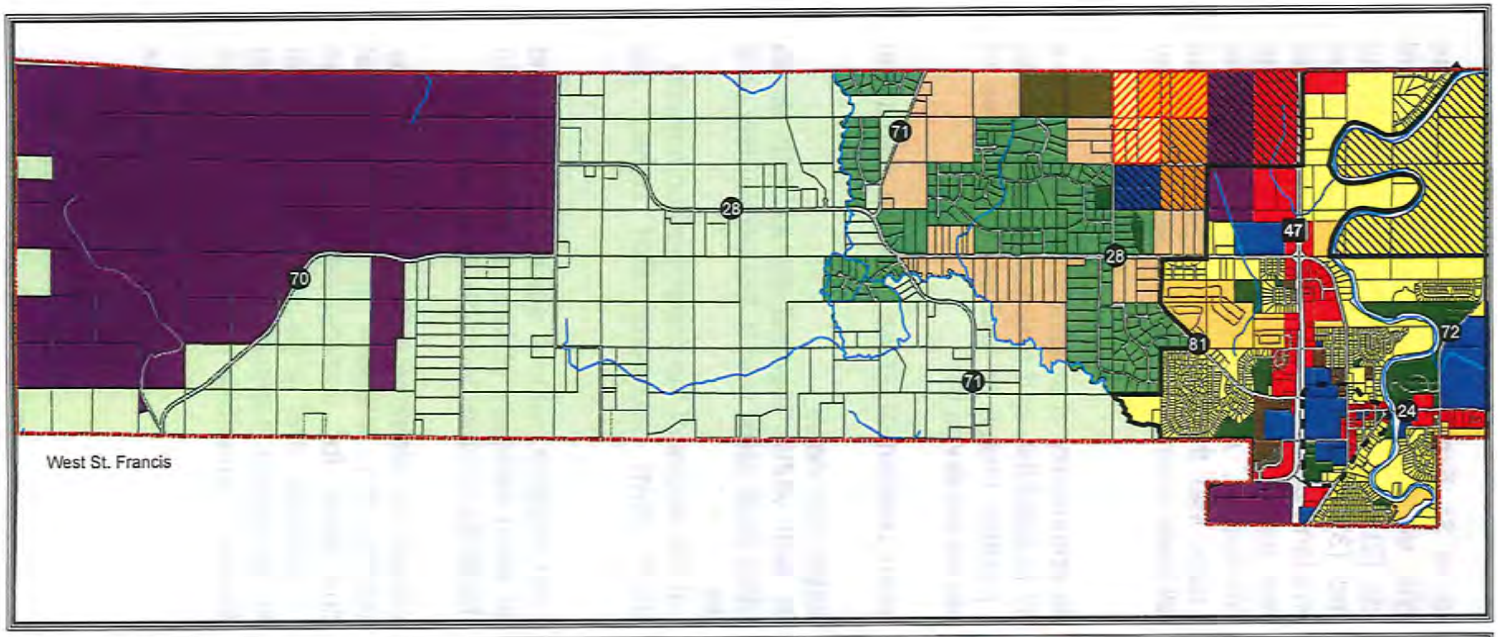
January 30, 2020

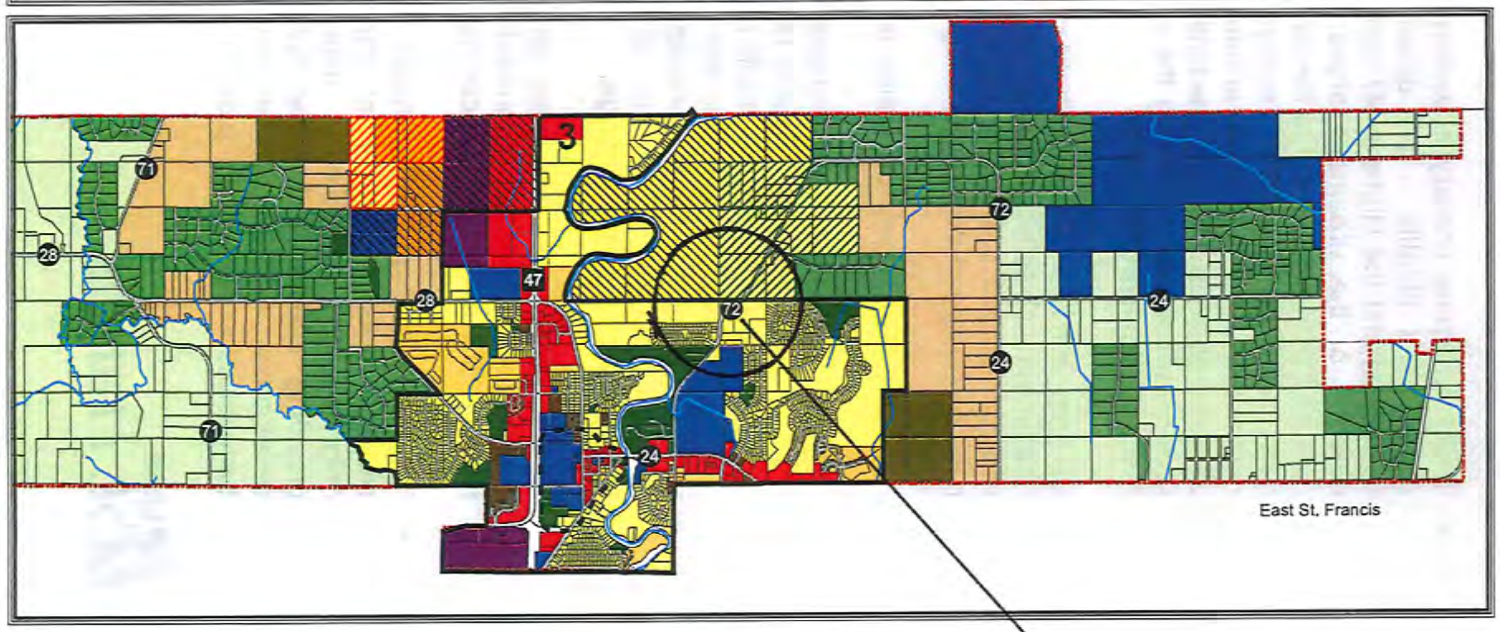
1:4,800

0 225 450 900 ft

0 65 130 260 m

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.





Project Site

City of St. Francis

2030 Comprehensive Plan

Future Land Use Plan

LAND USE CATEGORIES

- PERMANENT AGRICULTURE
- RURAL RESIDENTIAL (NO MUSA)
- AGRICULTURAL (MUSA POST 2030)
- URBAN RESERVE
- LOW DENSITY RESIDENTIAL (1.5-2.5)
- MEDIUM DENSITY RESIDENTIAL (2.5-7)
- MEDIUM-HIGH DENSITY RESIDENTIAL (2.5-18)
- HIGH DENSITY RESIDENTIAL (7-18)
- COMMERCIAL
- INDUSTRIAL
- PUBLIC
- PARK

MUSA STAGING

- Current MUSA
- 2010
- 2015
- 2020
- 2025
- City Boundary
- Downtown District

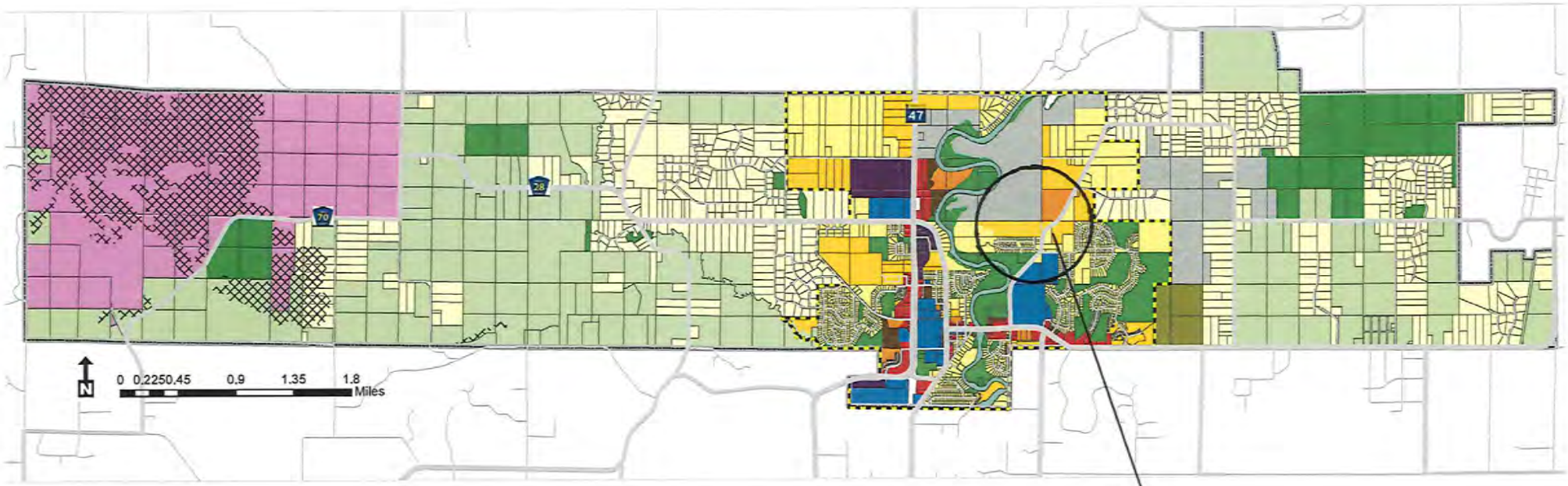
N

0 0.4 0.8 1.2 1.6 Miles

Source: Anoka County GIS; Minnesota DNR; Bolton and Menk, Inc; Northwest Associated Consultants. Adopted by the City Council Dec 08. Revised Feb 09.

NORTHWEST ASSOCIATED CONSULTANTS, INC.

2040 Comp Plan - Draft



Project Site

Legend

- City Limits
- Urban Service Area
- Aggregate Resources
- Permanent Agriculture
- Agriculture
- Urban Reserve
- Rural Residential
- Low Density Residential (2-3 du/ac)
- Medium Density Residential (3-7 du/ac)
- Med/High Density Residential (7-12 du/ac)
- High Density Residential (12-60 du/ac)
- Commercial
- Low Intensity Industrial
- Business Park / Light Industrial
- Park/Open Space
- Public/Institutional

City of St. Francis

PLANNING COMMISSION AGENDA REPORT

8a

TO: Planning Commission

FROM: Beth Richmond, City Planner

SUBJECT: Motor Vehicle Sales CUP

DATE: February 19, 2020

ATTACHMENTS:

- Executive Summary
- Planning Commission Report

City of St. Francis Planning Commission Agenda Item
Executive Summary

Title of Item:	**Motor Vehicle Sales CUP:** A request from John Buzick to allow a multi-tenant motor vehicle sales business at 3950 227th Ave NW; PID: 05-33-24-23-0055.
Meeting Date:	2-19-20
Staff Reporting:	Beth Richmond, City Planner
Summary:	The applicant is seeking a Conditional Use Permit (CUP) to allow a multi-tenant used motor vehicle sales business on the property located at 3950 227th Ave NW. The applicant has proposed 2 phases for the project. Phase 1 would include interior alterations to the existing building. Phase 2 would include additional interior alterations as well as the creation of a parking lot in the rear of the building.
Recommendations:	Staff recommends approval of the CUP to allow a multi-tenant cooperative used motor vehicle sales business at 3950 227th Ave NW subject to conditions. Suggested conditions and findings of fact can be found on page 5.
List of Attachments:	A) Staff Report B) Applicant's Submittals

City of St. Francis Planning Department

3950 227th Ave NW Used Motor Vehicle Sales CUP Review

To:	Planning Commission
From:	Beth Richmond, City Planner
Meeting Date:	2-19-20
Applicant(s):	John Buzick
Location:	3950 227th Ave NW

Introductory Information	
Request:	The applicant is seeking a Conditional Use Permit (CUP) to allow a multi-tenant cooperative used motor vehicle sales business on the 5.8-acre property located at 3950 227th Ave NW (PID 05-33-24-23-0055).
Background:	The applicant is requesting to create a multi-tenant cooperative used motor vehicle sales business between Highway 47 and Rum River Blvd NW. This business consists of tenant vehicle dealers located within the same building. A majority of the vehicle sales for these dealers are completed online. The State of Minnesota requires used car dealers to be located in a commercial space. The applicant is proposing to modify the existing building to create individual office spaces for each tenant. Parking spaces for each tenant would be provided, including parking for the dealer, customer(s), and inventory. This project is proposed to be completed in two phases. The first phase will include modifications to the interior of the existing structure to create office space for up to 11 tenant dealers. The second phase is proposed to include the creation of additional parking in the rear of the structure and will create office space for up to 15 dealers within the existing building.

Application Review	
Existing Site Character:	• The site currently consists of relatively flat land, most of which is woodland and wetland. • An existing farm supply store is located in the northwest corner of the site. • A parking lot exists to the north and east of the existing building. A rounded driveway exists in this area to provide access between the loading area in the rear of the building and CSAH 24. • Residential properties are located to the east of the property. The areas of the property proposed for development are screened from

	view of the residential areas by vegetation and wetlands.
Comprehensive Plan Consistency:	• The property is guided for commercial use by the 2030 Comprehensive Plan. • The commercial land use category is broad and includes office, showroom, and auto sales and service. • The proposed use of online automobile sales is consistent with the Comprehensive Plan.
Zoning:	• The site is zoned B-3 Business Park. This district is intended to provide for a mix of compatible commercial and light industrial uses. • Automobile sales are classified as conditional uses in the B-3 district.
Compatibility:	• The property currently serves as a farm supply store. • No exterior changes to the building footprint and existing parking lot are planned for Phase 1 of the proposed project. • The addition of the exterior parking lot proposed in Phase 2 will be in the rear of the property, which is screened from surrounding properties by vegetation.
Traffic:	• The proposed project will not significantly increase traffic volumes beyond that which were currently occurring on-site and which were anticipated with the guided land use for the area. • The property is located on CSAH 24. The application has been submitted for review and comment by the Anoka County Highway Department.
Parking Facilities:	• 5 parking spaces are required for each tenant dealer by the State of Minnesota. This includes spaces for the dealer, customer(s), and vehicle inventory. • The existing parking lot consists of 46 spaces. An additional 10 spaces are available in the existing unheated garage. • No changes to the parking facilities are proposed as part of Phase 1. If approved, the applicant would be expected to appropriately maintain the existing parking lot and keep it in good condition as required in Code Section 10-19-8G. • The applicant is proposing to add an additional 22 parking spaces in a parking lot at the rear of the building as Phase 2. This parking lot will be created by squaring off the existing driveway along the west side and rear of the building and paving the area between the driveway and the building. This is an addition of roughly 1,200 sq. ft. of pavement on the site. • The new parking lot will be required to meet all design standards listed in Code Section 10-19-8, including curbing and striping.

	• The parking opportunities provided are expected to meet all needs for the site. • As a condition of approval, the existing parking lot should be striped according to Code Section 10-19-8D. Stalls for tenant and customer use should be identified.
Hours of Operation:	• Each tenant is required to hold office hours for a minimum of 4 hours one day per week by the State of Minnesota. • The Planning Commission may choose to limit the hours of operation for the proposed use. The applicant has stated that the facility will generally be open during normal business hours.
Wetlands:	• Wetlands make up roughly 2 acres of the site. • As part of Phase 2, a wetland delineation would be required to determine the exact location of the wetlands on-site to ensure that the proposed parking lot does not encroach within the required wetland buffer.
Resident Concerns:	• Staff has not received any other public feedback regarding the proposed CUP.
Other Permits:	• All necessary permits must be provided to the City (MPCA, NPDES, MDH, DNR Appropriation, etc.).

Conclusion	
CUP Review Criteria:	Per section 10-6-3, the granting of a CUP shall be judged based upon the following factors: A. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the Official City Comprehensive Plan. B. The proposed use is or will be compatible with the present and future land uses of the area. C. The proposed use conforms with all performance standards contained in this Ordinance. D. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity. E. Traffic generation by the proposed use is within capabilities of streets serving the property.
Staff Recommendation:	The applicant is seeking approval for a CUP to allow a multi-tenant cooperative motor vehicle sales business on the property located at 3950 227th Ave NW. **<u>Staff Recommendations:</u>** • **Approval of the CUP for the multi-tenant cooperative used**

	motor vehicle sales business subject to conditions listed on page 5.
Commission Options:	The Planning Commission has the following options: A) RECOMMEND APPROVAL B) RECOMMEND DENIAL C) TABLE THE APPLICATION and request additional information • The 60-day review period for this application ends on March 13, 2020.
Suggested Findings of Fact:	1. The proposed development is consistent with the City's comprehensive plan. 2. The proposed development is compatible with the present and future land uses of the area. 3. The proposed use conforms with all performance standards contained in this Ordinance. 4. The proposed streets can be accommodated with existing public services and will not overburden the City's service capacity. 5. The proposed streets will meet the needs of the traffic generated by the CUP.
Recommended Conditions:	1. The existing parking lot shall be striped according to Code Section 10-19-8D. 2. All parking spaces provided for the proposed use shall be on improved surfaces within the property. 3. No fewer than 5 parking spaces per tenant shall be provided and identified. These spaces shall include spaces for the tenant, customer(s), and vehicle inventory. 4. Phase 2 shall require an administrative site plan. A wetland delineation is needed to complete this site plan. 5. The applicant is responsible for all fees related to the review of this application.

<u>Request for Conditional Use Permit</u>
City of St. Francis

St. Francis Small Business and Entrepreneur Incubator / Multi-Tenant Pre-Owned Motor Vehicle sales, service and repair facility

We are purchasing the multi-tenant property located at 3950 227th Ave NW, St. Francis to add to our other successful Small Business and Entrepreneur Incubators currently located within the cities of Elk River, Cambridge, Ramsey, Andover, Rockford, Zimmerman, Ham Lake, Forest Lake and Lake St Croix Beach. We have great demand to provide opportunities for hard working and passionate entrepreneurs who desire to locate their business's in the St. Francis, MN community and desire to provide this new business development opportunity.

We propose to add conforming opportunities for up to 15 Motor Vehicle Licensed Dealers. The facility will consist of separate MV Dealer offices each with a private entrance to be used for sales, administration, storage of records as well as parking for 5 vehicles, providing for the parking requirements of the owner, customer and showing inventory within the total of five spaces per Dealer. Customarily our Tenants on average use minimal inventory parking on a daily basis. Each and every Tenant Dealer is required to carry a $50,000 performance bond, full business & liability insurance and must execute a formal written lease prior to occupancy. These entrepreneur small business owner Tenants are very committed, and required, to operate their business's in a professional and consumer centric manner!

Currently at 3950 227th Ave there exists 55 hard surface available parking stalls which provides for the parking requirements of our phase one Tenant total of 11 tenant dealers. Phase two will require some parking lot fill-in expansion to square off as well as infill the existing hard bituminous drive surface currently existing extending around the rear drive lane of the property. This infill and squaring off will provide 20 more parking stalls and accommodate the Phase two growth of up to 4 additional tenant dealers.

Our Small Business and Entrepreneur Incubator provides employment as well as business experience to many new business owner operators in a high-quality professional environment. We have a stellar track record at our other 11 current locations that speaks to the quality and professional management of our facilities and contributes to the economic growth and wellbeing of the communities served by these incubators.

Thank you for considering our proposed new SB&E Incubator and I am very much looking forward to bringing this project forward in the City of St. Francis!

Sincerely

John Buzick
Chief Manager

City of St. Francis CUP – Questionnaire Answers

1. Existing use of property

Martie's Farm Supply

2. Description of proposed use of the property that requires the application for a CUP or IUP?

a. The situation on the site which necessitates the request for the CUP or IUP Automobile Sales listed as a Conditional Use in the B-3 Zoning District.
b. Hours of operation, including dates, times (if applicable)
Each tenant dealer will have posted office hours of a minimum of 4 hours one day per week. Facility is open generally normal business hours as may be necessary to the tenants from time to time.
c. Duration of the proposed use
Ongoing
d. Date or event that will terminate the use
N/A

3. Type of Conditional or Interim use permit requested?

CUP for Automotive Sales/Service

4. Describe how you believe the requested CUP or IUP Use fits the City's Comprehensive plan.

Consistent with the neighboring use at St. Francis Auto Parts (exact same use, with 7 dealer tenants) and provides for economic business growth within the City.

5. Describe any physical or hydraulic impacts this project will have on water resources. Will the project involve the alteration of any surface water?

None

6. Provide an estimate of the acreage to be graded or excavated and the amount of soil to be moved. Describe any steep slopes or highly erodible soils and what measures will be used to minimize erosion.

Minimal as the only paving (Phase2) is infill from the drive to the building and squaring off to the outside, total new asphalt is approximately 1200 sq ft.

7. Is this project in proximity to designated parks, trails recreation areas, wildlife preserves or other unique resources?

No

8. Provide any additional information that would be helpful for the Planning Commission when reviewing this application.

See narrative attachment and identical adjacent neighboring use for Coop dealer tenants at St. Francis Auto Parts property.

9. Does the request meet the criteria necessary to grant approval? (refer to the City Code)

Yes

USED CAR BUSINESS

3950 227TH AVENUE NW
SAINT FRANCIS, MN 55070

GENERAL NOTES

1) PORTIONS OF THE INFORMATION SHOWN ON THESE DRAWINGS WERE TAKEN FROM EXISTING DRAWINGS AND ON SITE OBSERVATIONS. DRAWINGS ARE NOT TO BE CONSTRUED AS "AS BUILT" CONDITIONS AND THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND ACTUAL INSTALLED CONDITIONS. SHOULD ANY CONFLICTS ARISE BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH CONFLICTS BEFORE PROCEEDING WITH THE WORK. THESE DRAWINGS SHALL NOT BE SCALED FOR EXACT DIMENSIONS.

2) ALL WORK TO CONFORM TO STATE & LOCAL CODES.

3) ALL WORK TO BE PERFORMED TO INDUSTRY STANDARDS.

4) NO SUBSTITUTIONS WITHOUT OWNERS APPROVAL.

5) ALL EXPOSED SURFACES TO BE PREPARED TO RECEIVE NEW FINISHES.

6) SUB-CONTRACTORS ARE RESPONSIBLE TO REVIEW ALL CONSTRUCTION DRAWINGS, ELEVATIONS AND DETAILS.

7) PATCH TO MATCH ADJACENT SURFACES WHERE DEMOLITION OCCURS.

8) PROVIDE & INSTALL FIRE RETARDANT BLOCKING IN WALLS AS REQUIRED AT ALL AREAS WITH BUILT-IN COUNTERS, SHELVING, CABINETS, ETC.

9) BEFORE STARTING ANY OPERATION, EACH CONTRACTOR SHALL EXAMINE WORK PERFORMED BY OTHERS TO WHICH HIS WORK ADJOINS OR IS AFFIXED & WILL REPORT TO THE OWNER ANY CONDITIONS THAT WILL PREVENT SATISFACTORY ACCOMPLISHMENT OF HIS CONTRACT.

10) THE CONTRACTOR SHALL GIVE TO THE PROPER AUTHORITIES ALL NOTICES AS REQUIRED BY LAW & OBTAIN ALL OFFICIAL BUILDING PERMITS.

11) CLEAN UP- UPON COMPLETION OF THE WORK, THE BUILDING, THE PREMISES & THE ADJOINING AREAS SHALL BE MADE NEAT & THE TENANT SPACE DELIVERED CLEAN, WHOLE, TIGHT, & FIT FOR IMMEDIATE OCCUPANCY. EACH INDIVIDUAL CONTRACTOR IS RESPONSIBLE AFTER THEIR WORK COMPLETION TO CLEAN UP & MAKE AREAS NEAT THAT WHERE AFFECTED BY THEIR WORK.

12) ANY PENETRATIONS THROUGH EXISTING FIRE RATED WALLS ARE TO BE SEALED WITH FIRESTOP CAULK AS PER CODE TO MAINTAIN THE SAME FIRE RATED SEPARATION. ALL SUB-CONTRACTORS RESPONSIBLE.

13) ALL DEMOLITION/CONSTRUCTION TO BE DONE IN AN ORDERLY MANNER TO MINIMIZE DISTURBANCE TO EXISTING TENANTS.

14) DURING THE PROCESS OF DEMOLITION CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXIT 2-8 RATED CORRIDORS AS REQUIRED BY CODE FOR EMERGENCY EXITING.

15) ALL MECHANICAL / ELECTRICAL WORK TO BE COMPLETED ON A DESIGN/BUILD FORMAT. MECHANICAL / ELECTRICAL CONTRACTORS SHALL SUBMIT MECHANICAL / ELECTRICAL DRAWINGS.

16) MANUALLY OPERATED FLUSH BOLTS, SURFACE BOLTS AND THUMB TURNS NOT PERMITTED IN THE EXIT SYSTEM.

17) FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS SHALL BE MET ON ALL INTERIOR FINISHES.

18) DUCTS, PIPING, SOFFITS, SUSPENDED CEILINGS OR OTHER BUILDING ACCESSORIES SHALL NOT BE SUPPORTED BY THE METAL DECK OR BOTTOM OF THE JOISTS OR BEAMS WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER AND THE BUILDING OFFICIAL.

19) PROVIDE POWER PACK EMERGENCY LIGHTS THROUGH OUT SPACE. MINIMUM ONE-FOOT CANDLEPOWER AT FLOOR AND TO THE PUBLIC WAY FOR EGRESS. PROVIDE EXIT LIGHTS WITH EMERGENCY POWER PACK ABOVE ALL EXITS.

20) STRUCTURAL DRAWINGS SHALL BE APPROVED AND SIGNED BY THE STRUCTURAL ENGINEER OF RECORD HIRED BY THE OWNER.

21) RESTROOM "DISPENSERS AND SANITARY PRODUCT RECEPTABLES" MUST MEET THE REQUIREMENTS OF 2015 MINNESOTA ACCESSIBILITY CODE.

22) ALL DOORS MUST HAVE ACCESSIBLE HARDWARE. ALL LOCKS MUST MEET THE REQUIREMENTS 2015 MINNESOTA ACCESSIBILITY CODE.

23) ACCESSIBLE PARKING SIGNAGE AND ACCESS AISLES SHALL MEET THE REQUIREMENTS OF 2015 MINNESOTA ACCESSIBILITY CODE.

24) PERMITS ARE REQUIRED FOR BUILDING, PLUMBING, MECHANICAL AND ELECTRICAL WORK. INSPECTION RECORD CARDS SHALL BE KEPT ON JOB SITE FOR INSPECTOR SIGN OFF. CITY-STAMPED COPY OF PLANS, PERMIT AND PLAN REVIEW MUST BE KEPT ON JOB SITE.

CODE REVIEW

THIS CODE REVIEW IS BASED ON MINNESOTA BUILDING CODE 2015

THE PROJECT IS TO REMODEL AN EXISTING RETAIL SPACE AND CONVERT IT INTO OFFICES.

OCCUPANCY TYPE: B FOR OFFICE AREA
S2 FOR COLD GARAGE AREA

S2 FOR PARKING GARAGES: OPEN OR ENCLOSED, PARK CARS ONLY, MOTOR VEHICLE REPAIR IS NOT ALLOWED IN THE BUILDING.

THE CONSTRUCTION TYPE IS TYPE V - B

TOTAL SQ FOOTAGE OF BUILDING: 3,750 SF

PROVIDE 1-HOUR RATED FIRE WALL TO SEPARATE OFFICE AREA AND GARAGE AREA.

OCCUPATION LOAD:

OFFICE AREA = 2,088 SF / 100 = 20
GARAGE AREA = 1,577 SF / 300 = 5

TOTAL: 20 OCCUPANTS

THE BUILDING DOES NOT HAVE FIRE SPRINKLER SYSTEM.

IBC 2902.1, MINIMUM NUMBER OF PLUMBING FACILITIES

OFFICE AREA: 15 MALE AND 15 FEMALE
WATER CLOSET: ONE PER 25 OCCUPANTS FOR THE FIRST 50 AND ONE PER 50 FOR THE REMAINDER EXCEEDING 50
LAVATORY: ONE PER 40 OCCUPANTS FOR THE FIRST 80 AND ONE PER 80 FOR THE REMAINDER EXCEEDING 80

GARAGE AREA: 2 MALE AND 3 FEMALE
WATER CLOSET: ONE PER 100
LAVATORY: ONE PER 100

FIXTURE	REQUIRED			PROVIDED
	OFFICE	GARAGE	TOTAL	
MEN W.C.	0.6	0.02	0.62	1
MEN LAV.	0.375	0.02	0.395	1
WOMEN W.C.	0.6	0.03	0.63	1
WOMEN LAV.	0.375	0.03	0.405	1

SERVICE SINK: 1 REQUIRED, 1 PROVIDED IN THE BUILDING

CONSTRUCTION KEY

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION-SEE PARTITION TYPES
- EXISTING CONSTRUCTION TO BE REMOVED

DRAWING INDEX

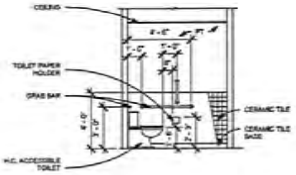
G1 GENERAL NOTES, CODE REVIEW, CONSTRUCTION KEY, DRAWING INDEX, VICINITY MAP, INTERIOR RESTROOM ELEVATIONS, ROOM FINISH SCHEDULE
A1 SITE PLAN
A2 DEMOLITION PLAN, DEMOLITION NOTES
A3 FLOOR PLAN, CONSTRUCTION NOTES, WALL TYPE
A4 REFLECTED CEILING PLAN

VICINITY MAP
1" = 200'-0"

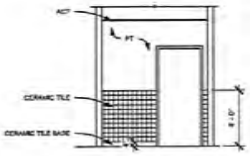
NORTH

ROOM FINISH SCHEDULE

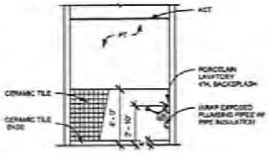
ROOM NUMBER	ROOM NAME	FINISH			
		WALL	CEILING	FLOOR	FLOOR BASE
101	EXISTING OFFICE	EXISTING PAINT	EXISTING CEILING	EXISTING CARPET	EXISTING VINYL BASE
102	OFFICE	PAINT	PAINT	CARPET	VINYL BASE
103	OFFICE	PAINT	PAINT	CARPET	VINYL BASE
104	OFFICE	PAINT	PAINT	CARPET	VINYL BASE
105	OFFICE	PAINT	PAINT	CARPET	VINYL BASE
106	OFFICE	PAINT	PAINT	CARPET	VINYL BASE
107	OFFICE	PAINT	PAINT	CARPET	VINYL BASE
108	OFFICE	PAINT	PAINT	CARPET	VINYL BASE
109	OFFICE	PAINT	PAINT	CARPET	VINYL BASE
109	OFFICE	PAINT	PAINT	CARPET	VINYL BASE
110	OFFICE	PAINT	PAINT	CARPET	VINYL BASE
111	OFFICE	PAINT	PAINT	CARPET	VINYL BASE
112	EXISTING STORAGE	EXISTING PAINT	EXISTING CEILING	CARPET	EXISTING VINYL BASE
116	HALLWAY	PAINT	EXISTING CEILING	EXISTING CARPET	EXISTING VINYL BASE
117	RESTROOM	PAINT AND 4' H CT WAINSCOT	PAINT	CERAMIC TILE	CERAMIC TILE BASE
118	EXISTING RESTROOM	EXISTING PAINT AND CT	EXISTING CEILING	EXISTING CERAMIC TILE	EXISTING CERAMIC TILE BASE
119	EXISTING FURNACE	EXISTING PAINT	EXISTING CEILING	EXISTING CONCRETE	NONE
120	EXISTING COLD GARAGE	EXISTING PAINT	EXISTING CEILING	EXISTING CONCRETE	NONE



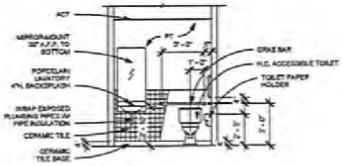
1 RESTROOM ELEVATION-1
1/4" = 1'-0"



2 RESTROOM ELEVATION-2
1/4" = 1'-0"



3 RESTROOM ELEVATION-3
1/4" = 1'-0"



4 RESTROOM ELEVATION-4
1/4" = 1'-0"

REVISION HISTORY - THIS SHEET
1 10/16/2018 REVISION #1, PER CITY
2
3
4
5
6
7
8

DUAN

DUAN CORPORATION

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
NAME: FRANK DUAN
DATE: 08/2020
LICENSE NUMBER: 20256

GENERAL NOTES, CODE REVIEW, CONSTRUCTION KEY, INDEX, VICINITY MAP

DUAN NO.	19-34
SCALE	
DATE	08/2020
DRAWN	FD
CHECKED	FD

CD

G1

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1 SITE PLAN
1"=40'-0"

NORTH

PARKING COUNT:

PARKING SPACES IN THE PARKING LOT: 46

PARKING SPACES IN THE UNHEATED GARAGE: 10

TOTAL PARKING SPACES ON SITE: 56

NUMBER OF OFFICES: 11

TOTAL PARKING SPACES REQUIRED: 11 X 5 = 55

ADA PARKING SPACES TO BE PROVIDED: 2

PLAN NOTES:

1. THIS SITE PLAN WAS BASED ON THE SURVEY PLAN BY JOHN OLIVER AND ASSOCIATES, DATED FEBRUARY 5, 2002.
2. THE SURVEY PLAN WAS PROVIDED BY THE OWNER.
3. THE PARKING LOT AND DRIVEWAYS ARE EXISTING. NO CHANGE IS PROPOSED IN THIS PLAN. THE INTENT OF THIS PLAN IS TO SHOW THE NUMBER OF PARKING SPACES.

USED CAR BUSINESS

3950 227TH AVENUE NW
SAINT FRANCIS, MN 55070

PRELIMINARY, NOT FOR CONSTRUCTION

REVISION HISTORY - THIS SHEET

DUAN

DUAN CORPORATION

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
NAME: FRANK DUAN
DATE:
REGISTRATION NUMBER: 28238

SITE PLAN

COMM. NO.	19-36
SCALE	
DATE	1/8/2020
DRAWN	FD

SD

A1

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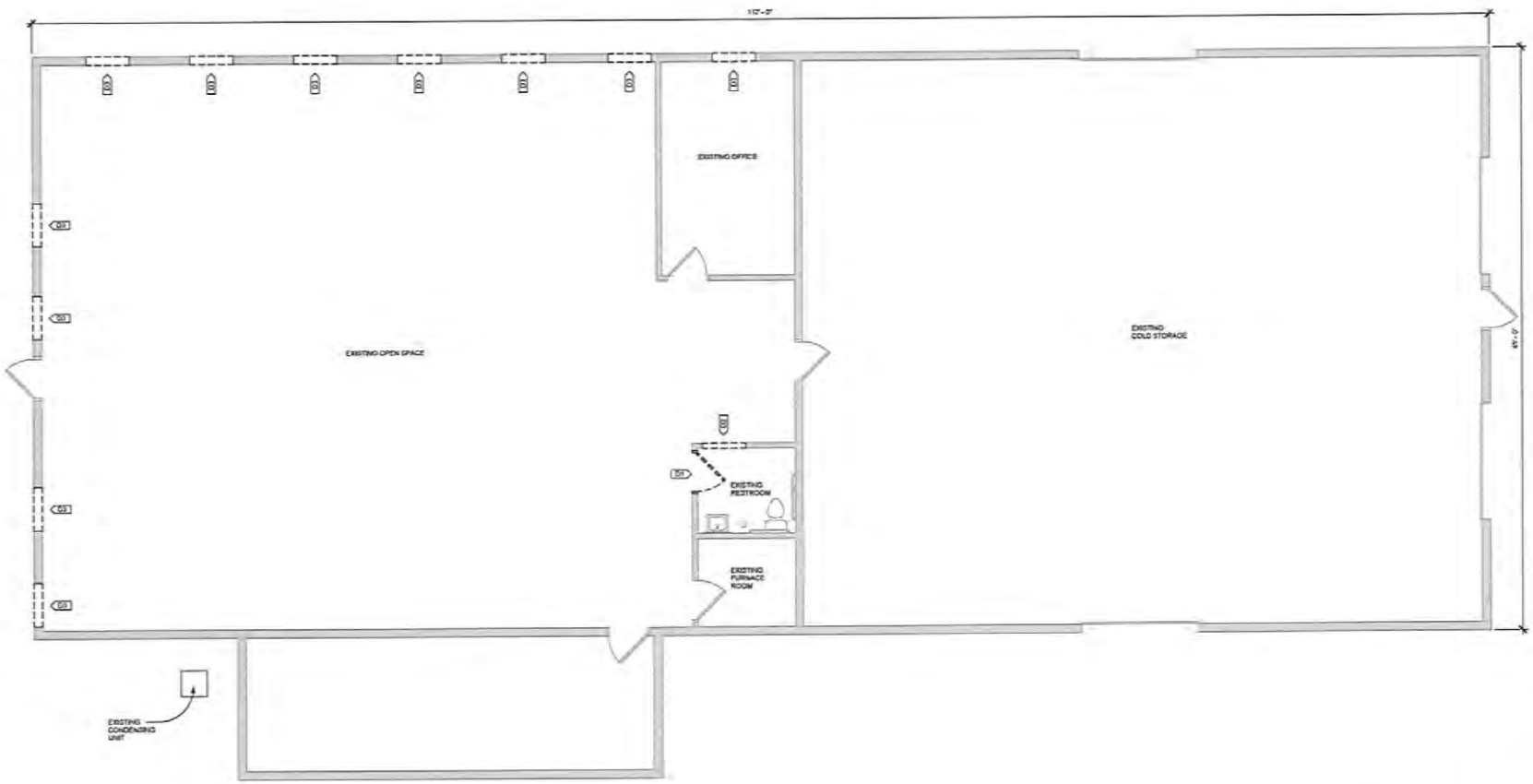

1 DEMOLITION FLOOR PLAN
1/4" = 1'-0"

NORTH

DEMOLITION NOTES

D1 REMOVE INTERIOR DOOR AND FRAME, SALVAGE FOR REUSE.
D2 CUT OPENING IN EXISTING INTERIOR WALL FOR NEW DOOR.
D3 CUT OPENING IN EXISTING EXTERIOR WALL FOR NEW DOOR. PROVIDE LINTEL AS REQUIRED.

USED CAR BUSINESS

3950 227TH AVENUE NW
SAINT FRANCIS, MN 55070

REVISION HISTORY - THIS SHEET

DUAN

DUAN CORPORATION

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
NAME: FRANK DUAN
DATE: 1/6/2022
LICENSE NUMBER: 20236

DEMOLITION FLOOR PLAN, DEMOLITION NOTES

COMM. NO.	19-39
SCALE	
DATE	1/6/2022
DRAWN	FD
CHECKED	FD

CD

A2

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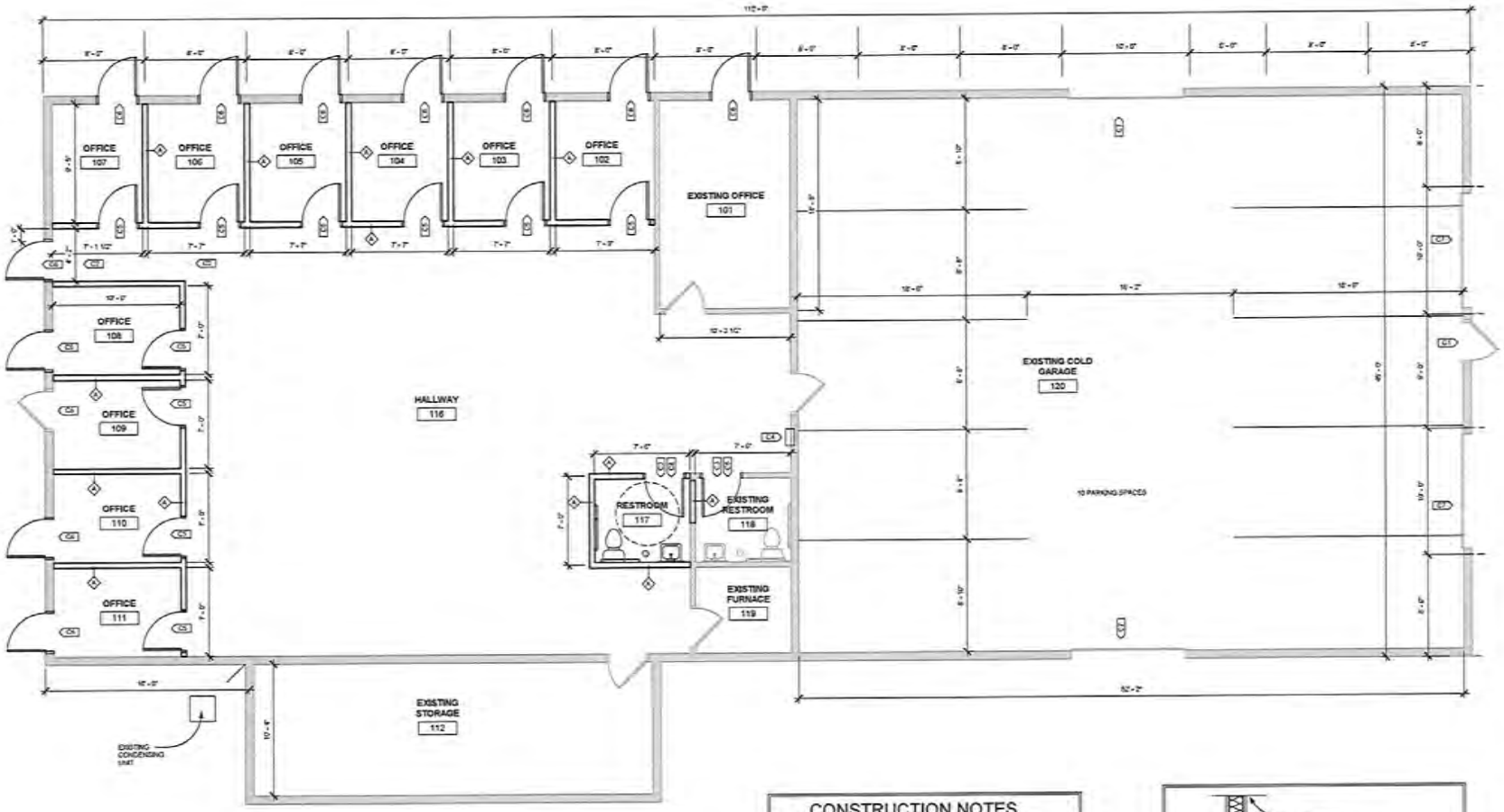


1 FLOOR PLAN
1/4" = 1'-0"

NORTH

CONSTRUCTION NOTES

C01 EXISTING BUILDING ENTRY / EXIT DOORS, THRESHOLD SHALL HAVE LESS THAN 1/2" RISE. ALL HARDWARE TO MEET STATE OF MINNESOTA ACCESSIBILITY CODE RECOMMENDED LOCKING HARDWARE TO PROVIDE UNRESTRICTED EXIT.

C02 PROVIDE ILLUMINATED EXIT SIGN AND EMERGENCY LIGHTING PER CODE. VERIFY FINAL LOCATIONS WITH FIRE MARSHAL.

C03 PROVIDE ADA COMPLIANT RESTROOM SIGNAGE.

C04 PROVIDE FIRE EXTINGUISHER WITH RECESSED CABINET.

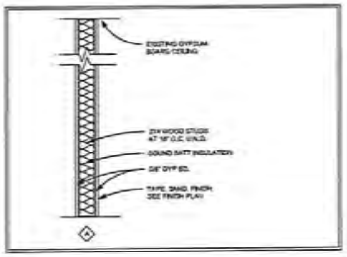
C05 PROVIDE AND INSTALL NEW 3'-0" X 7'-0" INTERIOR SOLID OAK WOOD DOOR WITH WOOD FRAME, PROVIDE CLOSER AND LEVER TYPE HARDWARE WITH KICK PLATES. STAIN DOOR AND PAINT FRAME.

C06 PROVIDE AND INSTALL NEW 3'-0" X 7'-0" EXTERIOR ALUMINUM CLAD WOOD DOOR WITH 1" INSULATED LOW E TEMPERED GLASS AND ALUMINUM CLAD WOOD FRAME. PROVIDE CLOSER AND LEVER TYPE HARDWARE.

C07 EXISTING GARAGE DOOR TO REMAIN.

C08 REUSE SALVAGED RESTROOM DOOR.

CONSTRUCTION NOTES
1/4" = 1'-0"



WALL TYPES
1/4" = 1'-0"

USED CAR BUSINESS

3950 227TH AVENUE NW
SAINT FRANCIS, MN 55070

REVISION HISTORY - THIS SHEET

DUAN

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SIGNATURE
NAME: FRANK DUAN
DATE: 08/05/20
LICENSE NUMBER: 20292

FLOOR PLAN, CONSTRUCTION NOTES, WALL TYPE

COMM. NO.	15-36
SCALE	
DATE	08/05/20
DRAWN	CC
CHECKED	FD

CD

A3

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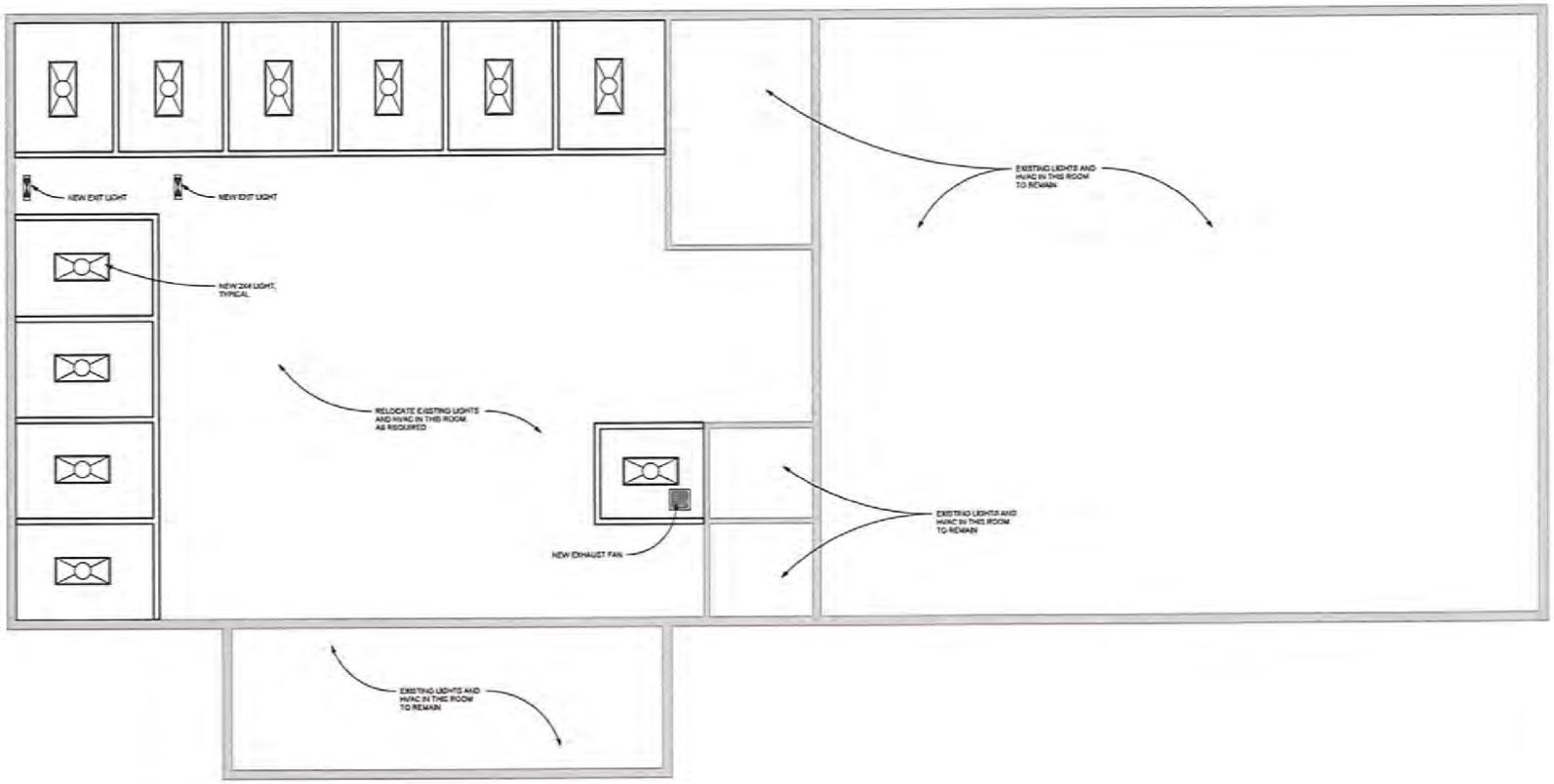

1 REFLECTED CEILING PLAN
1/4" = 1'-0"

NORTH

USED CAR BUSINESS

3950 227TH AVENUE NW
SAINT FRANCIS, MN 55070

REVISION HISTORY - THIS SHEET

DUAN

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SIGNATURE
NAME: FRANK DUAN
DATE: 1/6/2020
LICENSE NUMBER: 20236

REFLECTED CEILING PLAN

CONM. NO.	19-39
SCALE	
DATE	1/6/2020
DRAWN	FD
CHECKED	FD

CD

A4

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1 SITE PLAN - PHASE 2
1"=40'-0"

NORTH

PARKING COUNT – PHASE 2:

PARKING SPACES IN THE PARKING LOT: 68

PARKING SPACES IN THE UNHEATED GARAGE: 10

TOTAL PARKING SPACES ON SITE: 78

NUMBER OF OFFICES – PHASE 2: 15

TOTAL PARKING SPACES REQUIRED: 15 X 5 = 75

ADA PARKING SPACES TO BE PROVIDED: 2

PLAN NOTES:

1. THIS SITE PLAN WAS BASED ON THE SURVEY PLAN BY JOHN OLIVER AND ASSOCIATES, DATED FEBRUARY 5, 2002.
2. THE SURVEY PLAN WAS PROVIDED BY THE OWNER.
3. THE PARKING LOT AND DRIVEWAYS ON THE NORTH, WEST AND EAST SIDES OF THE BUILDING ARE EXISTING. THE INTENT OF THIS PLAN IS TO SHOW THE NUMBER OF PARKING SPACES THAT COULD BE ADDED ON THE SOUTH SIDE OF THE BUILDING. THIS PLAN IS NOT FOR CONSTRUCTION. THE ACTUAL CONSTRUCTION PLAN FOR THE PARKING LOT SHALL BE PREPARED BY A LICENSED CIVIL ENGINEER.

USED CAR BUSINESS

3950 227TH AVENUE NW
SAINT FRANCIS, MN 55070

PRELIMINARY, NOT FOR CONSTRUCTION

REVISION HISTORY - THIS SHEET

DUAN

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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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
NAME: FRANK DUAN
DATE:
REGISTRATION NUMBER: 26236

SITE PLAN

COMM. NO.	19-36
SCALE	
DATE	1/8/2020
DRAWN	FD

SD

A1-PHASE 2

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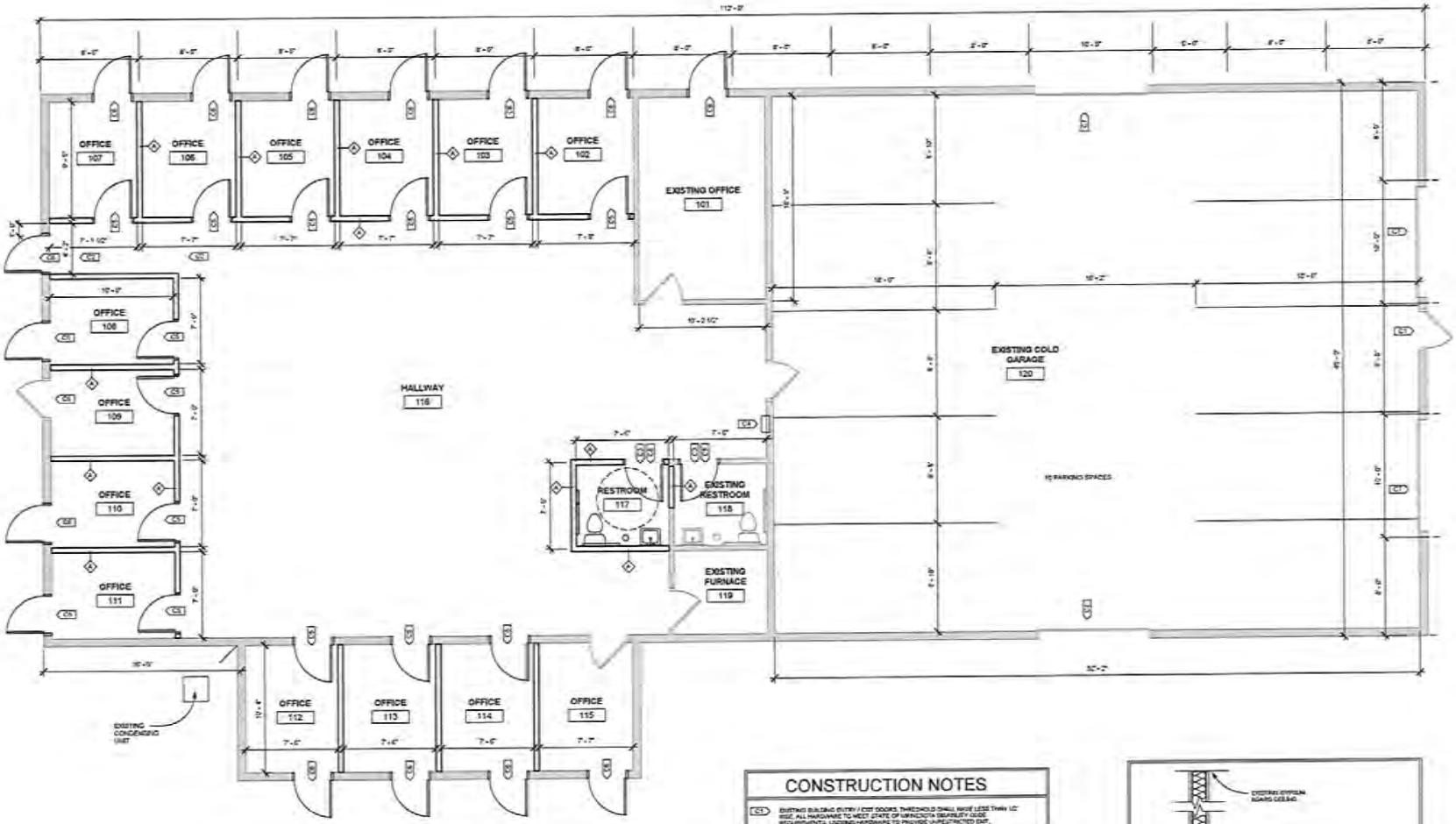
USED CAR BUSINESS

3950 227TH AVENUE NW
SAINT FRANCIS, MN 55070



(PHASE 2)

1 FLOOR PLAN
1/4" = 1'-0"

CONSTRUCTION NOTES

CN1 EXISTING BUILDING ENTRY / EXIT DOORS, THRESHOLD SHALL NOT EXCEED LESS THAN 1/2" RISE. ALL HARDWARE TO MEET STATE OF MINNESOTA ACCESSIBILITY CODE REQUIREMENTS. LOCKING HARDWARE TO PROVIDE UNRESTRICTED EXIT.

CN2 PROVIDE & ILLUMINATED EXIT SIGN AND EMERGENCY LIGHTING PER CODE. VERIFY FINAL LOCATIONS WITH FIRE MARSHAL.

CN3 PROVIDE ADA COMPLIANT RESTROOM SIGNAGE.

CN4 PROVIDE FIRE EXTINGUISHER WITH RECESSED CABINET.

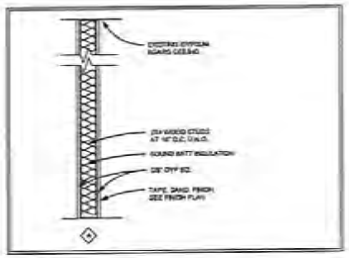
CN5 PROVIDE AND INSTALL NEW 3'-0" X 7'-0" INTERIOR SOLID OAK WOOD DOOR WITH WOOD FRAME, PROVIDE CLOSER AND LEVER TYPE HARDWARE WITH KICK PLATES, STAIN DOOR AND PAINT FRAME.

CN6 PROVIDE AND INSTALL NEW 3'-0" X 7'-0" EXTERIOR ALUMINUM CLAD WOOD DOOR WITH 1" INSULATED LOW E TEMPERED GLASS AND ALUMINUM CLAD WOOD FRAME, PROVIDE CLOSER AND LEVER TYPE HARDWARE.

CN7 EXISTING GARAGE DOOR TO REMAIN.

CN8 REUSE SALVAGED RESTROOM DOOR.

1 CONSTRUCTION NOTES
1/4" = 1'-0"



2 WALL TYPES
1/4" = 1'-0"

REVISION HISTORY - THIS SHEET

DUAN

DUAN CORPORATION

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
NAME: FRANK DUAN
DATE: 1/6/2020
LICENSE NUMBER: 20206

FLOOR PLAN, CONSTRUCTION NOTES, WALL TYPE

COMM. NO.	19-34
SCALE	
DATE	10/08/20
DRAWN	CZ
CHECKED	FD

CD

(PHASE 2) A3

© DUAN CORPORATION 2020

City of St. Francis

PLANNING COMMISSION AGENDA REPORT
8b

TO: Planning Commission
FROM: Beth Richmond, City Planner
SUBJECT: 6032 Ambassador Blvd NW - Lot Split
DATE: February 19, 2020

ATTACHMENTS:

- Executive Summary
- Planning Commission Report

City of St. Francis Planning Commission Agenda Item
Executive Summary

Title of Item:	**6032 Ambassador Blvd NW Lot Split:** A request from Kevin Denker to split his 150-acre property into two parcels and to amend the existing IUP for the property; PID: 35-34-25-22-0003.
Meeting Date:	2-19-20
Staff Reporting:	Beth Richmond, City Planner
Summary:	The applicant is seeking to divide a 150-acre property located at 6032 Ambassador Blvd NW into two parcels (41 acres and 110 acres, respectively). The 41-acre parcel would contain the existing single-family home. An Interim Use Permit (IUP) was granted for the property in April 2019 to allow a home-based landscaping business. This permit should be amended in conjunction with the lot split to only pertain to the 41-acre parcel.
Recommendations:	Staff recommends approval of the lot split and IUP amendment at 6032 Ambassador Blvd NW subject to conditions. Suggested conditions and findings of fact can be found on page 5-6.
List of Attachments:	A) Staff Report B) Engineer's February 3, 2020 Comments B) Applicant's Submittals

City of St. Francis Planning Department

6032 Ambassador Blvd NW Lot Split Review

To:	Planning Commission
From:	Beth Richmond, City Planner
Meeting Date:	2-19-20
Applicant(s):	Kevin Denker
Location:	6032 Ambassador Blvd NW

Introductory Information	
Request:	The applicant is seeking to subdivide his 150-acre property located at 6032 Ambassador Blvd NW into two parcels (PID 35-34-25-22-0003).
Background:	The applicant is seeking to divide his property into two lots. The eastern parcel (Parcel A) is proposed to be 41.28 acres and would contain the existing house and would serve as the site for the existing home-based business. The western parcel (Parcel B) is proposed to be 110.66 acres. An existing driveway separates the two proposed parcels.

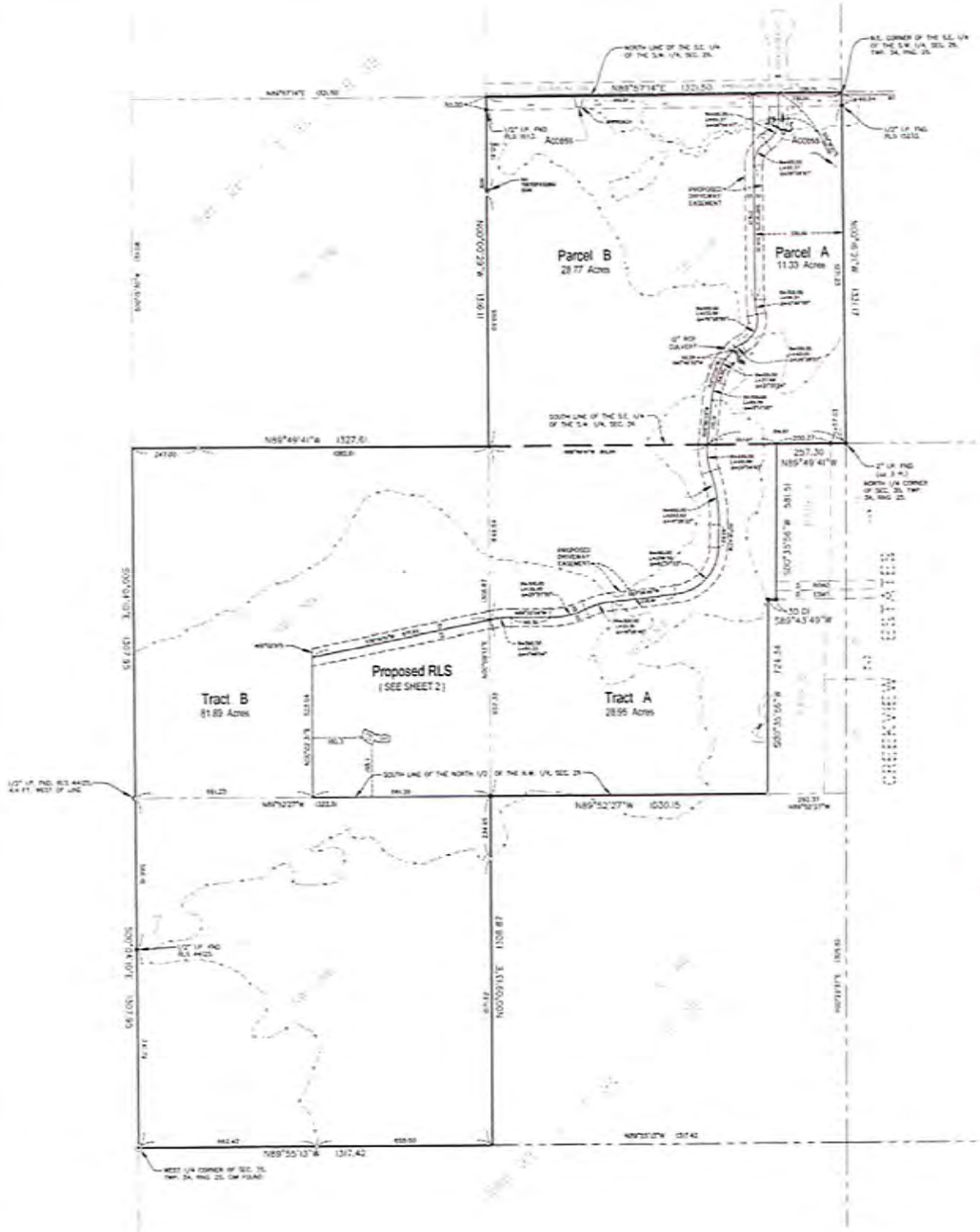
Application Review	
Existing Site Character:	• The site currently consists mainly of open space. A majority of the site is wooded. • Wetlands make up roughly 69 acres of the 150-acre parcel. • Seelye Brook runs along the eastern edge of the parcel. • High points on the site are located in the northeast corner and the central area of the site. • There is an existing single-family home on the parcel.
SUBDIVISION ANALYSIS	
Comprehensive Plan Consistency:	• The property is guided for agricultural (MUSA post 2030) use by the 2030 Comprehensive Plan. • This category is intended to preserve land from developing in an urban pattern and allows a density of 1 unit per 10 acres. • The applicant's request to split the lot would result in a net density of 2 units per 80 acres, which meets the guidance of the Comprehensive Plan.
Zoning:	• The site is zoned A-2 Rural Estate Agriculture. This district is intended to provide for low density residential development, open space, or agricultural uses.

	• Single-family residential uses are permitted within the A-2 district. • Both parcels are proposed to have over 300 feet of frontage along CSAH 28 and contain more than 10 acres of buildable area. Therefore, both parcels meet the dimensional requirements for lots within the A-2 district. • Any structure constructed on the vacant parcel (Parcel B) in the future will be required to meet all setbacks for the A-2 district as specified by Code.
Compatibility:	• This property is surrounded on the west and south sides by vacant open space. • Large-lot single-family homes exist to the north and east of the property. • The requested subdivision is compatible with the surrounding area.
Subdivision:	• This property is proposed to be subdivided using metes and bounds. Subdivisions creating no more than one new lot with both lots larger than 10 acres with 300 or more feet of frontage are allowed by Code Section 11-03-4 to be divided using metes and bounds. A public hearing and review by the Planning Commission is still required before the Council's decision, but the applicant is not required to submit a preliminary and final plat. • This property includes both Torrens land and Abstract land. These are two different ways of determining ownership of land. Because of this, Torrens land and Abstract land must be subdivided using different methods. • Torrens land is subdivided using a Registered Land Survey into tracts. • Abstract land can be divided into parcels which can then be further platted into lots and blocks. • In this case, the applicant is requesting to subdivide the land into Tract A and Tract B (Torrens land) and Parcel A and Parcel B (abstract land). • Because this land contains both types of property, the applicant is requesting approval of both the Registered Land Survey (Torrens land) and the parcel subdivision (Abstract land). • If the subdivision is approved, the applicant will be required to combine Tract A with Parcel A and Tract B with Parcel B to create two total lots. This action is completed with Anoka County.
Access:	• The proposed project will not significantly increase traffic volumes beyond that which were anticipated with the guided land use for the area. • An existing driveway on the eastern portion of the site accesses CSAH 28, an arterial street. This driveway is directly across CSAH

	28 from Quicksilver Ct. • The applicant is proposing a second access point onto CSAH 28 to be used by Parcel B. • Because this property accesses a County road, the application has been submitted for review and comment by the Anoka County Highway Department. • The second access point may not fulfill the County's access spacing guidelines for CSAH 28 (arterial street). If this is the case, a shared driveway agreement will be required between the two properties.
Driveway:	• An existing driveway extends from CSAH 28 to the existing single-family home. This driveway travels south 1,850 feet before swinging to the west for 1,500 feet. • The driveway serving Parcel A is shown on the plans to straddle the proposed property line between Parcels A and B. • An easement description for the driveway easement to allow the location of the driveway across both parcels has been provided and must be recorded on both properties. • If the existing driveway will be shared and used by both Parcels A and B, a driveway agreement will be required. • Due to the location of the wetlands on-site and the alignment of the driveway along the proposed property line between Parcels A and B, Staff recommend pursuing a shared driveway for these parcels.
Wetlands:	• Wetlands make up roughly 69 acres of the 150-acre site. • A wetland delineation has been completed and submitted to City Staff. • No development is proposed to disturb the existing wetlands. • Any future structures on the parcels will be required to adhere to all wetland setbacks as established by Code.
Resident Concerns:	• Staff has not received any other public feedback regarding the proposed subdivision.
Other Permits:	• All necessary permits must be provided to the City (MPCA, NPDES, MDH, DNR Appropriation, etc.).
INTERIM USE PERMIT	
In General:	In April 2019, the applicant was granted an Interim Use Permit (IUP) for a home-based business. The applicant runs a landscaping business out of this property. This IUP must be amended to include only the proposed Parcel A, where the existing house is located, as a result of the proposed subdivision. No additional changes would be made to the IUP.

Conclusion	
	The applicant is seeking approval for a subdivision to create one additional parcel at 6032 Ambassador Blvd NW. **Staff Recommendations:** • **Approval of the subdivision of the property at 6032 Ambassador Blvd NW into two parcels (A and B) subject to conditions listed on page 5-6.** • **Approval of the Registered Land Survey dividing the property at 6032 Ambassador Blvd NW into two tracts (A and B) subject to conditions listed on page 5-6.** • **Approval of the IUP amendment to apply to Parcel A only.**
Commission Options:	The Planning Commission has the following options: A) RECOMMEND APPROVAL B) RECOMMEND DENIAL C) TABLE THE APPLICATION and request additional information • The 120-day review period for this application ends on May 9, 2020.
Suggested Findings of Fact:	**Subdivision** 1. Both proposed parcels are greater than ten acres in area and have more than 300 feet of frontage along a public roadway. 2. The proposed subdivision is consistent with the City's Comprehensive Plan. 3. The proposed subdivision is consistent with the City's Zoning and Subdivision Ordinances. **IUP Amendment** 1. The home-based landscaping business subject to the IUP approved in April 2019 is accessory to the existing home on the property. 2. The applicant is in compliance with the existing IUP. 3. No additional changes to the IUP are proposed.
Recommended Conditions:	1. Revise the property description on the Lot Split Description sheet as noted by City Engineer in comments provided on February 3, 2020. 2. Label Line A on the Lot Split Description sheet. 3. Applicant shall comply with all comments from Anoka County regarding the access for Parcel B. If a shared driveway will be used, a driveway agreement between Parcels A and B is required. 4. Park dedication requirements shall be resolved in accordance with City standards. 5. The applicant shall provide proof of ownership for the property.

	6. Reference monuments shall be placed in the subdivision as required by state law. 7. The applicant is responsible for all fees related to the review of this application. 8. All fees and financial obligations shall be received by the City prior to the releasing of the subdivision documents for recording. 9. The applicant shall record the subdivision documents with the County Recorder within 30 days after the subdivision is approved and provide a signed copy verifying County recording to the City. At this time, Tract A and Parcel A shall be combined and Tract B and Parcel B shall be combined. 10. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.



Property Description:

The Southeast Quarter of the Southwest Quarter of Section 26, Township 34, Range 25, Aitkin County, Minnesota (Abstract)

AND

That part of the North Half of the Northwest Quarter lying westerly of the plat of CREEKVIEW ESTATES and the Southwest Quarter of the Southwest Quarter, Section 35, Township 34, Range 25, Aitkin County, Minnesota (Torrens)

Proposed Parcel A Description:

That part of the Southeast Quarter of the Southwest Quarter of Section 26, Township 34, Range 25, Aitkin County, Minnesota, that lies easterly of the following described Line A:

"Insert Line A" Description

Proposed Parcel B Description:

That part of the Southeast Quarter of the Southwest Quarter of Section 26, Township 34, Range 25, Aitkin County, Minnesota, that lies westerly of the following described Line A:

Line A is described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 26, Township 34, Range 25, Aitkin County, Minnesota; thence South 89 degrees 57 minutes 14 seconds West, assumed bearing, along the North line of said Southeast Quarter of the Southwest Quarter a distance of 330.00 feet to the Point of Beginning of the line to be described; thence South 0 degrees 16 minutes 21 seconds East a distance of 771.17 feet; thence southerly a distance of 94.37 feet along a tangential curve concave to the East having a central angle of 20 degrees 45 minutes 51 seconds and a radius of 300.00 feet; thence southwesterly a distance of 133.49 feet along a tangential reverse curve having a central angle of 76 degrees 24 minutes 41 seconds and a radius of 100.00 feet; thence southwesterly a distance of 42.91 feet along a reverse tangential curve having a central angle of 24 degrees 38 minutes 07 seconds and a radius of 100.00 feet; thence South 39 degrees 48 minutes 32 seconds West, tangent to the last described curve, a distance of 42.28 feet; thence southwesterly a distance of 37.68 feet along a tangential curve concave to the southeast having a central angle of 21 degrees 35 minutes 24 seconds and a radius of 100.00 feet; thence South 79 degrees 53 minutes 08 seconds West, tangent to the last described curve, a distance of 54.96 feet; thence southerly a distance of 86.36 feet along a tangential curve concave to the east having a central angle of 13 degrees 17 minutes 05 seconds and a radius of 300.00 feet; thence South 0 degrees 36 minutes 03 seconds West, tangent to the last described curve, a distance of 170.31 feet to the South line of said Southeast Quarter of the Southwest Quarter, and

Point line should terminate

RLS Description:

That part of the North Half of the Southwest Quarter lying westerly of the plat of CREEKVIEW ESTATES and the Southwest Quarter of the Southwest Quarter, Section 35, Township 34, Range 25, Aitkin County, Minnesota

Proposed Driveway Easement:

A strip of land 100.00 feet in width, the centerline of which is described as follows: Commencing at the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 26, Township 34, Range 25, Aitkin County, Minnesota; thence South 89 degrees 57 minutes 14 seconds West, assumed bearing, along the North line of said Southeast Quarter of the Southwest Quarter a distance of 1,241.71 feet to the Point of Beginning of the centerline to be described; thence South 0 degrees 16 minutes 21 seconds East a distance of 100.00 feet; thence southwesterly a distance of 103.37 feet along a tangential curve concave to the Northwest having a central angle of 78 degrees 84 minutes 47 seconds and a radius of 100.00 feet; thence southwesterly a distance of 102.37 feet along a tangential reverse curve having a central angle of 58 degrees 04 minutes 47 seconds and a radius of 100.00 feet; thence South 0 degrees 21 seconds East, tangent to the last described curve a distance of 303.22 feet; thence southerly a distance of 94.37 feet along a tangential curve concave to the East having a central angle of 19 degrees 47 minutes 55 seconds and a radius of 300.00 feet; thence southwesterly a distance of 133.49 feet along a tangential reverse curve having a central angle of 76 degrees 28 minutes 55 seconds and a radius of 100.00 feet; thence southwesterly a distance of 42.00 feet along a reverse tangential curve having a central angle of 24 degrees 38 minutes 07 seconds and a radius of 100.00 feet; thence South 40 degrees 08 minutes 32 seconds West, tangent to the last described curve, a distance of 42.28 feet; thence southwesterly a distance of 37.68 feet along a tangential curve concave to the southeast having a central angle of 21 degrees 35 minutes 24 seconds and a radius of 100.00 feet; thence South 79 degrees 53 minutes 08 seconds West, tangent to the last described curve, a distance of 54.96 feet; thence southerly a distance of 86.36 feet along a tangential curve concave to the east having a central angle of 13 degrees 17 minutes 05 seconds and a radius of 300.00 feet; thence South 0 degrees 36 minutes 03 seconds West, tangent to the last described curve, a distance of 170.31 feet; thence southerly a distance of 100.86 feet along a tangential curve concave to the East having a central angle of 24 degrees 08 minutes 43 seconds and a radius of 240.00 feet; thence southerly, a distance of 203.45 feet along a tangential reverse curve having a central angle of 19 degrees 28 minutes 22 seconds and a radius of 600.00 feet; thence South 5 degrees 19 minutes 43 seconds West, tangent to the last described curve, a distance of 83.62 feet; thence southwesterly, a distance of 296.53 feet along a tangential curve concave to the Northwest having a central angle of 52 degrees 37 minutes 03 seconds and a radius of 300.00 feet; thence South 57 degrees 56 minutes 46 seconds West, tangent to the last described curve a distance of 218.71 feet; thence southwesterly a distance of 105.81 feet along a tangential curve concave to the South having a central angle of 19 degrees 26 minutes 30 seconds and a radius of 300.00 feet; thence Westerly, a distance of 232.59 feet along a tangential reverse curve having a central angle of 25 degrees 37 minutes 50 seconds and a radius of 300.00 feet; thence South 89 degrees 52 minutes 58 seconds West, tangent to the last described curve, a distance of 137.42 feet; thence Southwesterly a distance of 86.11 feet along a tangential curve concave to the Southeast having a central angle of 11 degrees 48 minutes 04 seconds and a radius of 300.00 feet; thence South 78 degrees 04 minutes 54 seconds West, tangent to the last described curve, a distance of 673.82 feet and there terminating. Said centerline also is described by the South line of said Southeast Quarter of the Southwest Quarter, and the South line of the North Half of the Northwest Quarter, Section 35, Township 34, Range 25 to a line which bears South 0 degrees 02 minutes 37 seconds East and passes through the point of termination.

Point at the South line of the Southeast Quarter of the Southwest Quarter

Denotes a 1/2 inch x 24 inch Iron Pipe set with a Plastic Cap Stamped 15002

Denotes an Iron Monument Found

Denotes a Found Cast Iron Monument

NORTH

0 200 400

CLIENT

Kevin Denker

MUNICIPALITY

PROJECT

Denker Property
St. Francis
St. Francis, MN

ISSUE / REVISION HISTORY

CERTIFICATION

SUBMITTAL
01.07.2020

LANDFORM

Lot Split Description

SHEET NO. 1 / 2

DESCRIPTION OF REQUEST: (attach additional information if needed)

Project Name: Kevin Denker minor Subdivision

Nature of Proposed Use:

Reason(s) to Approve Request: lot is too Big, need to split in case of Death in family

IS THIS APPLICATION, PART OF, OR IN ADDITION TO, A PREVIOUS APPLICATION(S) PERTAINING TO THE SUBJECT SITE? IF YES:

PROJECT NAME:

NATURE OF REQUEST:

(attach additional information if needed)

PROPERTY INFORMATION:

Street Address: 6032 Ambassassador Bulvd NW

Property Identification Number (PIN#): PID# 35-34-25-22-0093

Legal Description (Attach if necessary): Lot(s): Block: Subdivision:

APPLICANT INFORMATION:

Name: Kevin Denker Business Name:

Address: 6032 Ambassador Bulvd NW

City St. Francis State: MN Zip Code: 55070

Telephone: 763-670-4951 Fax: E-mail: Kadenker@msn.com

Contact: Kevin Denker Title: Owner

OWNER INFORMATION: (if different from applicant)

Name: Business Name:

Address:

City: State: Zip Code:

Telephone: Fax: E-mail:

Contact: Title:

received 1/8/2020 - Waiting on survey from Land form

APPLICATION FEES AND EXPENSES: By signing this application form, I agree that all fees and expenses incurred by the City for the processing of this application, including costs for professional services, are the responsibility of the property owner to be paid immediately upon receipt or the City may approve a special assessment for which the property owner specifically agrees to be to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes 429.81 as amended. All fees and expenses are due whether the application is approved or denied or withdrawn. Escrow fees may not cover actual expenses; any additional fees will be billed.

State statutes provides up to 120 days for the review of complete application, but the City will strive to finalize your request as quickly as possible. Please note that missing application due date and meeting dates or submitting an incomplete application WILL result in the review of the request being delayed. All City Council meeting dates are estimated as it is City policy that issues be resolved and plans be revised as may be needed prior to Council consideration.

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge. I further understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

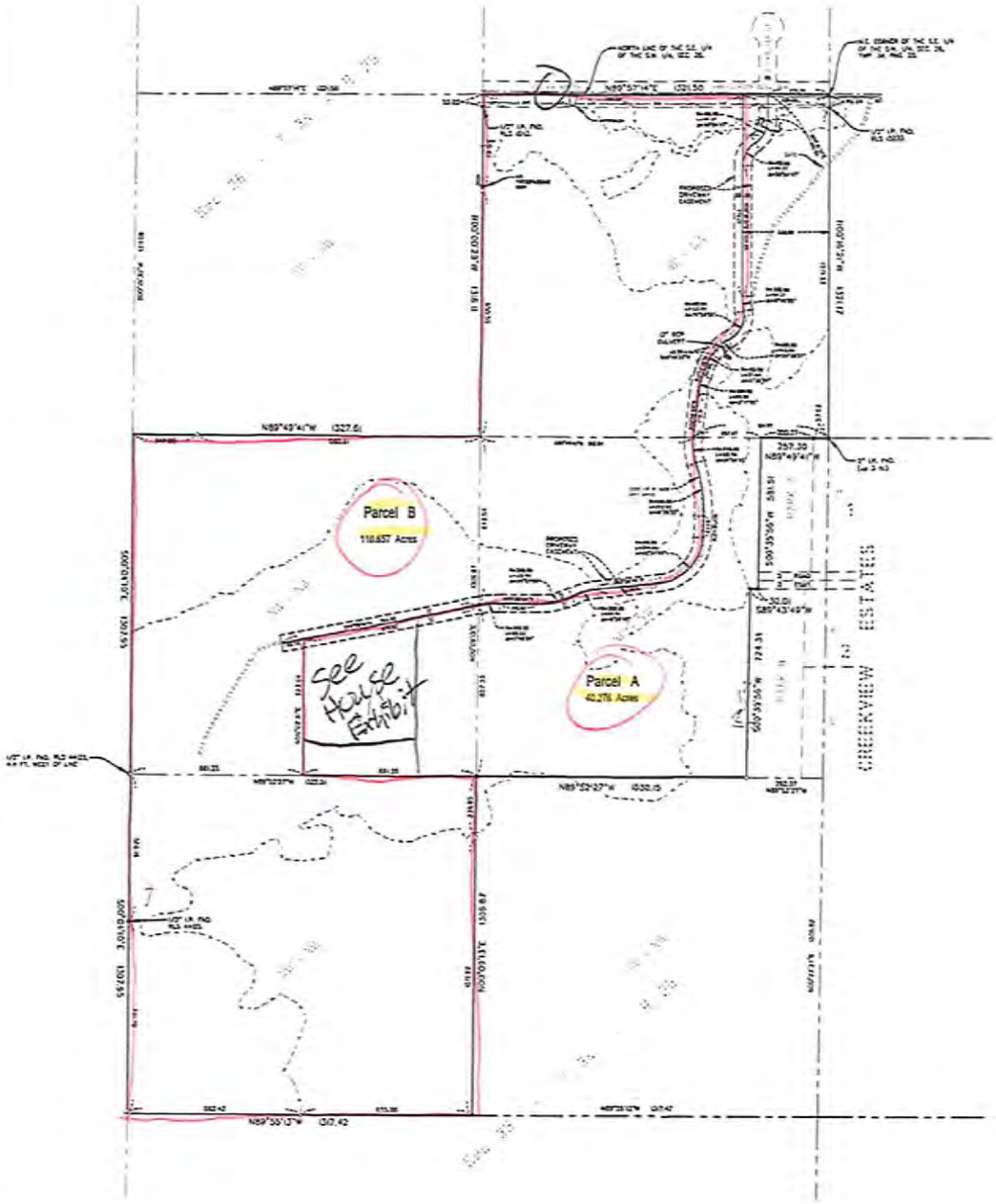
APPLICANTS MUST BE SIGNED BY ALL PROPERTY OWNERS AS WELL AS/AND IN ADDITION TO, APPLICANT

Applicant(s): Kie Dela Date: 1/2/20

Owner(s): Kie Dela Date: 1/2/20

Required Application attachments

Minor Subdivisions	Please provide (3) Certificates of Survey at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.
Concept Plans	Please provide (3) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.*
Preliminary Plat	Please provide (3) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information
Final Plats	Please provide (3) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). **See below for other required information.
***	1. If applicable, an additional large scale copy at 22" by 34" shall be provided for each of the following: a. (1) If project lies within a DNR Shoreland District or Floodplain b. (1) If project is adjacent to a neighboring City or Township 2. If applicable, an additional small scale copy at 11" by 17" shall be provided for each of the following: a. (1) If project increases the number of dwelling units for the Met Council b. (1) If project is adjacent to a County Road or County State Aid Highway c. (1) If project is adjacent to a MN/Dot state highway



Property Description:

The Southeast Quarter of the Southwest Quarter of Section 26, Township 34, Range 25, Anoka County, Minnesota. (Abstract)

AND

That part of the North Half of the Northwest Quarter lying westerly of the plat of CREEKVIEW ESTATES and the Southwest Quarter of the Northwest Quarter, Section 35, Township 34, Range 25, Anoka County, Minnesota. (Torrens)

Proposed Driveway Easement:

A strip of land 60.00 feet in width, the centerline of which is described as follows: Commencing at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 26, Township 34, Range 25, Anoka County, Minnesota; thence South 89 degrees 57 minutes 14 seconds West, assumed bearing, along the North line of said Southwest Quarter of the Southwest Quarter a distance of 231.75 feet to the Point of Beginning of the centerline to be described; thence South 0 degrees 26 minutes 21 seconds East a distance of 100.00 feet; thence Southwesterly a distance of 102.27 feet along a tangential curve concave to the Southeast having a central angle of 24 degrees 34 minutes 47 seconds and a radius of 200.00 feet; thence Southwesterly a distance of 191.37 feet along a tangential reverse curve having a central angle of 54 degrees 34 minutes 47 seconds and a radius of 200.00 feet; thence South 0 degrees 15 minutes 21 seconds East, tangent to the last described curve a distance of 504.05 feet; thence northerly a distance of 94.37 feet along a tangential curve concave to the East having a central angle of 18 degrees 41 minutes 57 seconds and a radius of 300.00 feet; thence Southwesterly a distance of 157.49 feet along a tangential reverse curve having a central angle of 75 degrees 26 minutes 25 seconds and a radius of 100.00 feet; thence southwesterly a distance of 42.00 feet along a reverse tangential curve having a central angle of 24 degrees 29 minutes 07 seconds and a radius of 100.00 feet; thence South 40 degrees 48 minutes 32 seconds West, tangent to the last described curve, a distance of 42.26 feet; thence southwesterly a distance of 37.64 feet along a tangential curve concave to the southeast having a central angle of 21 degrees 33 minutes 24 seconds and a radius of 100.00 feet; thence South 19 degrees 15 minutes 08 seconds West, tangent to the last described curve, a distance of 94.96 feet; thence southerly a distance of 44.26 feet along a tangential curve concave to the east having a central angle of 15 degrees 17 minutes 05 seconds and a radius of 206.00 feet; thence South 3 degrees 58 minutes 03 seconds West, tangent to the last described curve, a distance of 170.03 feet; thence Southerly a distance of 126.46 feet along a tangential curve concave to the East having a central angle of 24 degrees 04 minutes 42 seconds and a radius of 300.00 feet; thence southerly a distance of 202.42 feet along a tangential reverse curve having a central angle of 34 degrees 24 minutes 22 seconds and a radius of 500.00 feet; thence South 2 degrees 14 minutes 43 seconds West, tangent to the last described curve, a distance of 65.62 feet; thence Southwesterly a distance of 299.59 feet along a tangential curve concave to the Northwest having a central angle of 82 degrees 37 minutes 03 seconds and a radius of 200.00 feet; thence South 83 degrees 36 minutes 46 seconds West, tangent to the last described curve a distance of 224.91 feet; thence Southwesterly a distance of 102.81 feet along a tangential curve concave to the South having a central angle of 29 degrees 24 minutes 46 seconds and a radius of 200.00 feet; thence Westerly a distance of 122.05 feet along a tangential reverse curve having a central angle of 35 degrees 37 minutes 56 seconds and a radius of 200.00 feet; thence North 89 degrees 22 minutes 04 seconds West, tangent to the last described curve, a distance of 145.24 feet; thence Southwesterly a distance of 90.25 feet along a tangential curve concave to the Southeast having a central angle of 11 degrees 46 minutes 44 seconds and a radius of 440.00 feet; thence South 79 degrees 24 minutes 21 seconds West, tangent to the last described curve, a distance of 74.66 feet and there terminating. Said strip of land is to extend by the full width from the South line of County State Aid Highway No. 29 to a line which bears North 11 degrees 21 minutes 04 seconds West and passes through the point of termination.

- Denotes a 1/2 inch x 14 inch Iron Pipe set with a Plastic Cap Stamped 12217.
- Denotes an Iron Monument Found.
- Denotes a Found Cast Iron Monument.

NORTH

0 200 400

CLIENT

Kevin Denker

PO Box 55
Bethel, MN 55005
763-434-6401

MUNICIPALITY

PROJECT

Denker Property
St. Francis
St. Francis, MN

DATE / REVISION HISTORY

Date	Description	Initials

CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the state of Minnesota.

John E Carlson III
Land Surveyor

License No. 12217 Date 7/14/2021

Signature shall be a digital signature of original. Not digital copy of the plan or site plan. Landform Professional Services, LLC (Firm) assumes no liability.

SUBMITTAL
XX/XX/XXXX

LANDFORM
Real Estate Finish

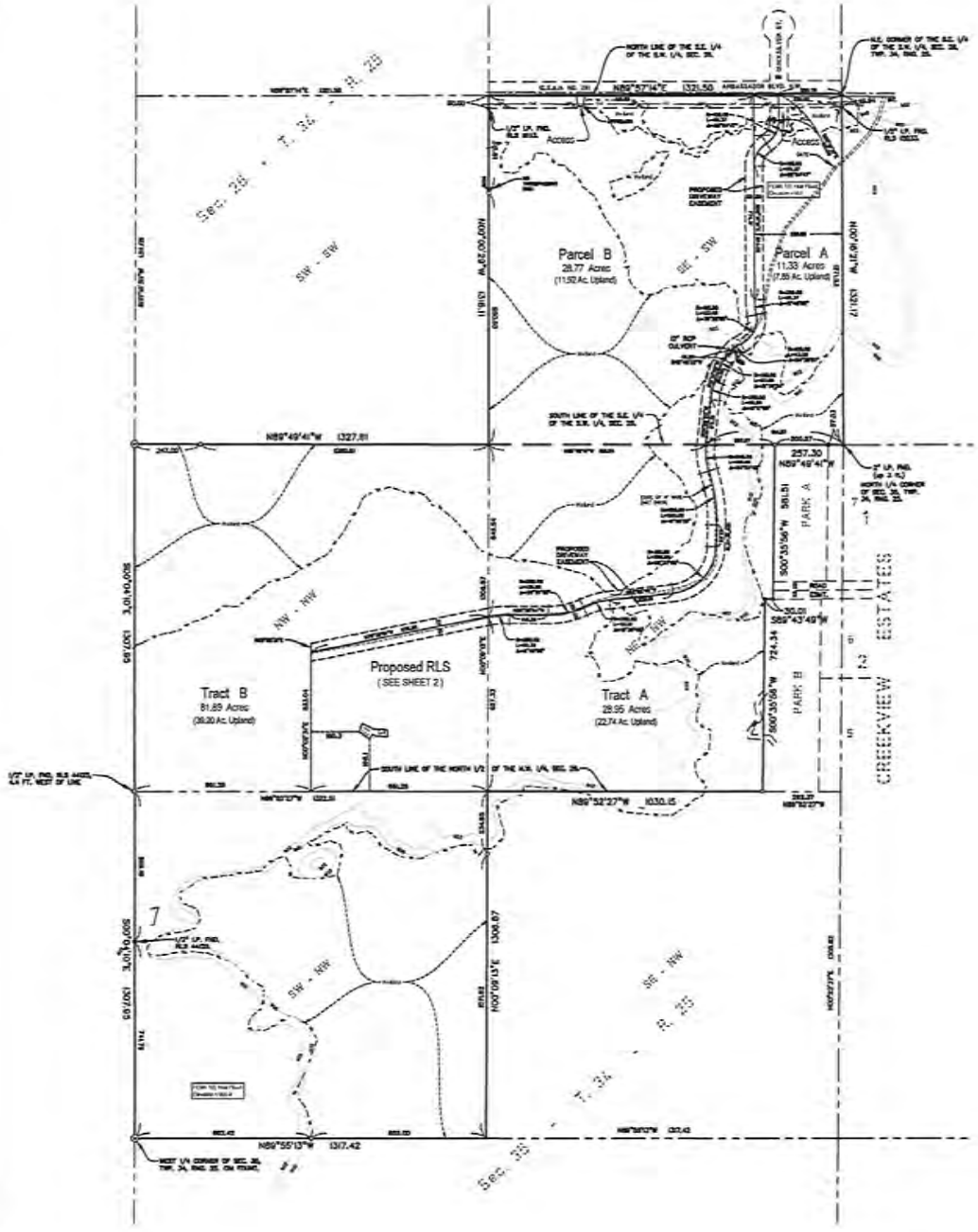
105 South Fifth Avenue
Suite 310
Minneapolis, MN 55401

Tel: 612-252-6070
Fax: 612-252-6077
Web: landformpro.com

FILE NAME: 12217-DEV-DRAWING

PROJECT NO. 12217

SHEET NO. 1 OF 1



Property Description:

The Southeast Quarter of the Southeast Quarter of Section 26, Township 34, Range 23, Anoka County, Minnesota. (Subject)

AND

That part of the North Half of the Northwest Quarter lying westerly of the plat of CREEKVIEW ESTATES and the Southwest Quarter of the Southwest Quarter, Section 35, Township 34, Range 23, Anoka County, Minnesota. (Tenant)

Proposed Parcel A Description:

That part of the Southeast Quarter of the Southeast Quarter of Section 26, Township 34, Range 23, Anoka County, Minnesota, that lies easterly of the following described Line A:

Proposed Parcel B Description:

That part of the Southeast Quarter of the Southeast Quarter of Section 26, Township 34, Range 23, Anoka County, Minnesota, that lies westerly of the following described Line A.

Line A is described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 26, Township 34, Range 23, Anoka County, Minnesota; thence South 89 degrees 57 minutes 14 seconds West, assumed bearing, along the North line of said Southeast Quarter of the Southeast Quarter a distance of 330.00 feet to the Point of Beginning of the line to be described; thence South 0 degrees 20 minutes 23 seconds East a distance of 774.17 feet; thence southerly: a distance of 30.37 feet along a tangential curve concave to the East having a central angle of 59 degrees 45 minutes 54 seconds and a radius of 30.00 feet; thence Southeasterly a distance of 133.49 feet along a tangential reverse curve having a central angle of 76 degrees 28 minutes 23 seconds and a radius of 100.00 feet; thence southeasterly a distance of 43.00 feet along a reverse tangential curve having a central angle of 24 degrees 38 minutes 07 seconds and a radius of 100.00 feet; thence South 49 degrees 48 minutes 32 seconds West, tangent to the last described curve, a distance of 42.29 feet; thence southwesterly a distance of 37.68 feet along a tangential curve concave to the southeast having a central angle of 21 degrees 35 minutes 24 seconds and a radius of 100.00 feet; thence South 28 degrees 13 minutes 08 seconds West, tangent to the last described curve, a distance of 54.36 feet; thence southwesterly a distance of 69.26 feet along a tangential curve concave to the east having a central angle of 23 degrees 17 minutes 05 seconds and a radius of 170.00 feet; thence South 5 degrees 56 minutes 03 seconds West, tangent to the last described curve, a distance of 170.31 feet to the south line of said Southeast Quarter of the Southeast Quarter.

EIA Description:

That part of the North Half of the Northwest Quarter lying westerly of the plat of CREEKVIEW ESTATES and the Southwest Quarter of the Southwest Quarter, Section 35, Township 34, Range 23, Anoka County, Minnesota.

Proposed Driveway Easement:

A strip of land 66.00 feet in width, the centerline of which is described as follows: Commencing at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 26, Township 34, Range 23, Anoka County, Minnesota; thence South 89 degrees 57 minutes 14 seconds West, assumed bearing, along the North line of said Southeast Quarter of the Southwest Quarter a distance of 220.73 feet to the Point of Beginning of the centerline to be described; thence South 0 degree 16 minutes 21 seconds East a distance of 102.00 feet; thence Southwesterly a distance of 101.37 feet along a tangential curve concave to the Northwest having a central angle of 59 degrees 04 minutes 47 seconds and a radius of 100.00 feet; thence Southwesterly a distance of 301.37 feet along a tangential reverse curve having a central angle of 58 degrees 44 minutes 47 seconds and a radius of 300.00 feet; thence South 6 degrees 36 minutes 21 seconds East, tangent to the last described curve a distance of 304.02 feet; thence southerly a distance of 56.37 feet along a tangential curve concave to the East having a central angle of 53 degrees 43 minutes 15 seconds and a radius of 300.00 feet; thence Southeasterly a distance of 155.49 feet along a tangential reverse curve having a central angle of 74 degrees 28 minutes 53 seconds and a radius of 100.00 feet; thence southeasterly a distance of 43.00 feet along a reverse tangential curve having a central angle of 24 degrees 38 minutes 07 seconds and a radius of 100.00 feet; thence South 49 degrees 48 minutes 32 seconds West, tangent to the last described curve, a distance of 42.29 feet; thence southwesterly a distance of 37.68 feet along a tangential curve concave to the southeast having a central angle of 21 degrees 35 minutes 24 seconds and a radius of 100.00 feet; thence South 28 degrees 13 minutes 08 seconds West, tangent to the last described curve, a distance of 54.36 feet; thence southerly a distance of 69.26 feet along a tangential curve concave to the east having a central angle of 23 degrees 17 minutes 05 seconds and a radius of 100.00 feet; thence South 5 degrees 56 minutes 03 seconds West, tangent to the last described curve, a distance of 170.31 feet; thence Southerly a distance of 100.36 feet along a tangential curve concave to the East having a central angle of 23 degrees 04 minutes 43 seconds and a radius of 250.00 feet; thence Southerly a distance of 203.92 feet along a tangential reverse curve having a central angle of 19 degrees 28 minutes 22 seconds and a radius of 600.00 feet; thence South 1 degree 39 minutes 43 seconds West, tangent to the last described curve, a distance of 83.42 feet; thence Southwesterly a distance of 270.55 feet along a tangential curve concave to the Northwest having a central angle of 42 degrees 37 minutes 01 seconds and a radius of 380.00 feet; thence South 43 degrees 36 minutes 42 seconds West, tangent to the last described curve a distance of 238.93 feet; thence Southwesterly a distance of 101.81 feet along a tangential curve concave to the South having a central angle of 19 degrees 28 minutes 40 seconds and a radius of 300.00 feet; thence Westerly a distance of 155.69 feet along a tangential reverse curve having a central angle of 29 degrees 17 minutes 50 seconds and a radius of 300.00 feet; thence North 66 degrees 32 minutes 04 seconds West, tangent to the last described curve, a distance of 145.30 feet; thence Southwesterly a distance of 80.33 feet along a tangential curve concave to the Southeast having a central angle of 11 degrees 46 minutes 07 seconds and a radius of 390.00 feet; thence South 78 degrees 39 minutes 51 seconds West, tangent to the last described curve, a distance of 675.82 feet and there terminating. And strip of land 66 feet in width lying 33 feet wide from the South line of County State Aid Highway No. 26 to a line which bears North 89 degrees 52 minutes 51 seconds East and passes through the point of termination.

TOPOGRAPHY PER ANOKA COUNTY GIS WEBSITE

- Denotes a 1/2 Inch x 14 Inch Iron Pipe set with a Plastic Cap Stamped 13557.
- Denotes an Iron Monument Found.
- Denotes a Found Cast Iron Monument.

NORTH

0 200 400

CLIENT

Kevin Denker

PO Box 63
Bethel, MN 55005
TEL 763-434-5411

MUNICIPALITY

PROJECT

Denker Property
St. Francis
St. Francis, MN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	INITIALS
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

CERTIFICATION

[illegible]

SUBMITTAL
01.07.2020

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME: 2221001 Split.dwg

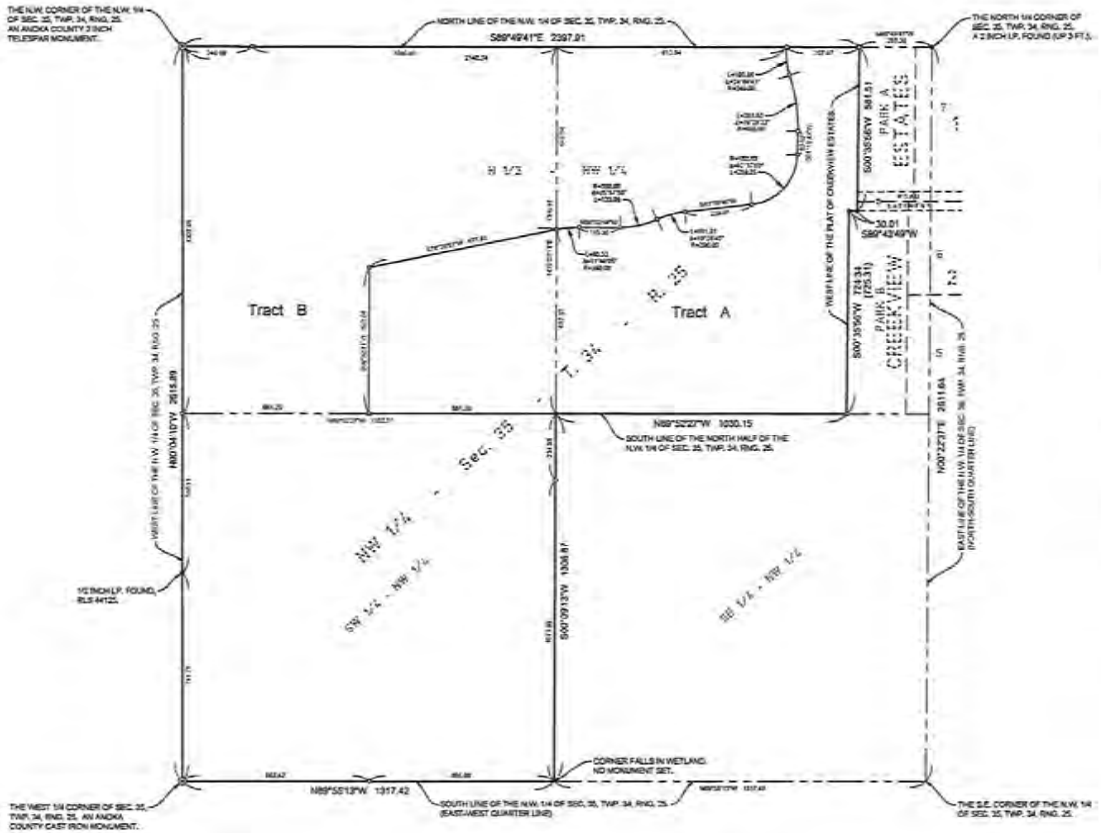
PROJECT NO. 2221001

Lot Split Description

SHEET NO. 1 / 2

REGISTERED LAND SURVEY NO. _____

City of St. Francis
County of Anoka
Sec. 35, T. 34, R. 25



I, Lynn P. Caswell, hereby certify that, in accordance with the provisions of Minnesota Statutes, Section 508.47, I have surveyed the following described property situated in the County of Anoka, State of Minnesota:

This part of the north half of the Northwest Quarter lying westerly of the plat of CREEKVIEW ESTATES and the Southwest Quarter of the Northwest Quarter, Section 35, Township 34, Range 25, Anoka County, Minnesota.

I hereby certify that this Registered Land Survey was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota; and that this Registered Land Survey is a correct representation of said parcels of land.

Dated this ____ day of _____ 20__.

_____
Lynn P. Caswell, Licensed Land Surveyor
Minnesota License No. 12057

CITY COUNCIL, CITY OF ST. FRANCIS, MINNESOTA

We do hereby certify that on the ____ day of _____ 20__, the City Council of the City of St. Francis, Minnesota, has approved this Registered Land Survey.

_____ _____
Mayor Clerk

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383B.565, Subd. 1, this Registered Land Survey has been reviewed and approved this _____ day of _____ 20__.

By _____
Charles F. Gilbert
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 508.47, Subd. 4, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____ 20__.

Jerald M. Sawyer, Property Tax Administrator

By _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this REGISTERED LAND SURVEY NO. _____ was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____ 20__, at _____ o'clock ___ M., and was duly recorded as Document No. _____.

Jerald M. Sawyer
County Recorder/Registrar of Titles

By _____ Deputy

● Denotes 1/2 inch iron pipe monument found, unless stated otherwise.

⊙ Denotes 1/2 inch by 14 inch iron pipe monument set with a plastic plug marked 12057.

For the purposes of this Registered Land Survey the North Line of the N.W. 1/4, Sec. 35, Twp. 34, R. 25 is assumed to bear South 89°49'41" East.

(725.31) Denotes distance per the plat of CREEKVIEW ESTATES.

NORTH

0 200 400
(SCALE IN FEET)
1 INCH = 200 FEET

LANDFORM
From Site to Finish

CLIENT
Kevin Denker
PO Box 43
Bethel, MN 55005
763-753-4457

MUNICIPALITY

PROJECT
Denker Property
St. Francis
St. Francis, MN

ISSUE / REVISION RECORD

DATE	ISSUE / REVISION	BY
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Lynn P. Caswell
Licensed by: 12057 Date: 01/06/2020

Company signature is a digital representation of original, ink signature. Copy of this plan on file at Landform Professional Services, LLC office and available upon request.

IF THE SEAL AND SIGNATURE DO NOT APPEAR ON THIS PLAN, THEN THIS DOCUMENT IS PRELIMINARY AND MUST NOT BE RELIED UPON FOR ANY PURPOSE.

SUBMITTAL
01.07.2020

LANDFORM
From Site to Finish

100 South Fifth Avenue Tel: 612-252-6070
Suite 510 Fax: 612-252-6077
Minneapolis, MN 55401 Web: landform.net

FILE NAME: 2021-0001 Split.dwg
PROJECT NO. 2021-0001

Lot Split Description

SHEET NO. 2 / 2

© LANDFORM 2019

City of St. Francis

PLANNING COMMISSION AGENDA REPORT
8c

TO: Planning Commission
FROM: Kate Thunstrom, Community Development Director
SUBJECT: Amend Zoning Code, Chapter 10, Section 2 Definitions
DATE: February 19, 2020

OVERVIEW

City Code requires that a developer shall assure that the front and side yards of each lot are properly graded, three (3) inches of top soil is added and sod or seed is placed. This definition has been met by most developers without question or a definition of topsoil. Recently there has been some call in regards to the quality or expectation of the topsoil and staff needs to include a clear definition in code.

ITEMS TO BE DICUSSED:

Review definition of topsoil. Make a recommendation to Council to approve, table or deny Ordinance Amendment.

ATTACHMENTS:

Definition of Topsoil

Topsoil Definition

Provide topsoil material suitable for establishing plant growth consisting of a mixture of sand, clay, silt and organic matter. Topsoil shall be free of sticks and roots exceeding 1" in diameter, rocks exceeding 3" in diameter, and foreign materials. The topsoil shall have a clay content of 5% - 35%, silt content of 10% - 60%, sand content of 10% - 70%, organic matter of 3% - 15%, and pH of 6.1 – 7.8%.