



Planning Commission Agenda

October 24, 2016
7:00 p.m.

Introductory Proceedings

Roll Call

Approval of Minutes: Regular Planning Commission meeting of September 26, 2016.

Opportunity for Citizens to Address the Commission on items not on the Agenda

Public Hearing

- | | | |
|----------------|----------------------------------|---|
| ITEM #1 | 16-ACUP-06,
16-VAR-05 | Consider an ordinance amendment, conditional use permit amendment and variances to allow an animal kennel business with an outdoor relief and exercise area at 6244 Cedar Avenue. |
| ITEM #2 | 16-ASP-03 | Cancel the public hearing regarding a site plan approval to allow a conversion of the building at 1415 East 66 th Street to day care and office space. |

New Business

Old Business

Liaison Reports

Community Services Advisory Commission
City Council
Housing and Redevelopment Authority (HRA)
Richfield School Board
Transportation Commission
Chamber of Commerce
Other

City Planner's Report

**Next Meeting Date: November 15, 2016, 5:45 pm -
Special Concurrent CC/PC Worksession**

Adjournment

"Auxiliary aid for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612/861-9738".



Planning Commission Minutes

September 26, 2016

MEMBERS PRESENT: Chairperson Erin Vrieze Daniels and Commissioners Sean Hayford Oleary, Gordon Vizecky, Dan Kitzberger, and Susan Rosenberg

MEMBERS ABSENT: Commissioners Rick Jabs and Charles Standfuss

STAFF PRESENT: Melissa Poehlman, City Planner
Matt Brillhart, Associate Planner
Jeff Pearson, City Engineer

OTHERS PRESENT: None

Chairperson Vrieze Daniels called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES

M/Vizecky, S/Rosenberg to approve the minutes of the August 22, 2016 regular meeting.

Motion carried: 5-0

OPEN FORUM

No members of the public spoke.

PUBLIC HEARING(S)

ITEM #1

PC Letter No. 12 – Consider amendments to the City’s Zoning Ordinance to update the floodplain management regulations

City Engineer Jeff Pearson presented the staff report.

M/Vizecky, S/Rosenberg to close the public hearing.

Motion carried: 5-0

M/Vizecky, S/Kitzberger to recommend approval of the ordinance amendment.

Motion carried: 5-0

ITEM #2

16-SP-03 – Consider site plans and an ordinance amendment related to parking lot modifications at 6600 Cedar Avenue (Municipal Liquor Store)

City Planner Melissa Poehlman presented the staff report.

Commissioner Hayford Oleary stated concerns regarding the reduction in width of the trail along the east side of the site, lack of direct pedestrian route to the building, and small amount of bicycle parking provided, all while the parking lot was being expanded.

M/Vizecky, S/Rosenberg to close the public hearing.

Motion carried: 5-0

September 26, 2016

In response to a question from Chair Vrieze Daniels, Poehlman stated that there were six more parking stalls proposed than currently exist.

M/Vizecky, S/Rosenberg to recommend approval of the site plan and ordinance amendment.

Motion carried: 4-1 (*Hayford Oleary dissenting*)

NEW BUSINESS

ITEM #3

PC Letter No. 13 – Reschedule regularly scheduled December 26, 2016 meeting to December 12, 2016

M/Vizecky, S/Kitzberger to reschedule the December meeting to December 12, 2016.

Motion carried: 5-0

OLD BUSINESS

None.

LIAISON REPORTS

Community Services Advisory Commission: No report

City Council: Commissioner Rosenberg

HRA: No report

Richfield School Board: No report

Transportation Commission: No report

Chamber of Commerce: No report

CITY PLANNER'S REPORT

Poehlman invited commissioners to attend the Renovation Celebration on October 8th, gave a summary of PennFest activities, and noted that a Request for Proposals had been issued for the Comprehensive Plan update.

ADJOURNMENT

M/Vizecky, S/Rosenberg to adjourn the meeting.

Motion carried: 5-0

The meeting was adjourned by unanimous consent at **7:17 p.m.**

Gordon Vizecky
Secretary



PLANNING COMMISSION STAFF REPORT

PC MEETING DATE: OCTOBER 24, 2016

ITEM FOR PLANNING COMMISSION CONSIDERATION:

Public hearing to consider a request for a zoning code text amendment, conditional use permit amendment, and variances to allow an animal kennel business with an accessory outdoor relief area at 6244 Cedar Avenue.

I. RECOMMENDED ACTION:

Conduct and close a public hearing and by motion:

- 1) Recommend approval of a zoning code text amendment modifying regulations related to outdoor animal relief areas.**
- 2) Recommend approval of a conditional use permit amendment and variances to allow an animal kennel business with an accessory outdoor relief area at 6244 Cedar Avenue.**

II. BACKGROUND

In April 2015, the City Council approved a conditional use permit (CUP) and variances to allow an auto repair business (Maaco) at 6244 Cedar Avenue. Maaco currently occupies the southern half of the property and has made the northern half of the property available to another commercial tenant. Adogo Pet Hotels ("The applicant") is proposing to open an animal kennel business in the northern half of the building, along with an outdoor animal relief and exercise area on the east side of the building.

Animal kennels are a permitted use in the C-2 General Business District. In 2009, the City Council approved an ordinance establishing outdoor animal relief areas as a conditional use when constructed as an accessory to animal kennels. The necessary conditions for permitting an outdoor animal relief area include setback and screening requirements, and regulations related to supervision and maintenance. One of the conditions states that "the outdoor relief area shall not be used as an outdoor kennel, animal run, animal play area or any other use not specifically identified in the conditional use permit." The intent of this regulation is to allow the minimum necessary outdoor relief area for animal kennel businesses to be viable, without allowing the other aforementioned outdoor activities, due to the potential nuisance to nearby residential properties. The applicant has applied for an ordinance amendment requesting a modification to those regulations, allowing the outdoor relief area to also function as an animal play area. The applicant is also requesting variances to setback and parking requirements.

Staff is recommending approval of the requested ordinance amendment, with the added stipulation that outdoor areas be located at least 600 feet from residential property. Staff is also recommending approval of the CUP and variances.

III. BASIS OF RECOMMENDATION

A. POLICY

Ordinance Amendment and Conditional Use Permit: In the General Business (C-2) zoning district, animal kennels are a permitted use. Only the outdoor animal relief area component requires a conditional use permit. The following is a discussion of the proposed ordinance modifications. Proposed changes are underlined and discussion is provided in italics.

534.07. Conditional Uses.

Subdivision 25. Accessory outdoor animal relief area to animal kennel, provided the following conditions are met:

- b) The outdoor relief area must meet setback requirements;
This is a simple housekeeping change to insert a missing word.
- c) The outdoor relief area shall be screened from view of neighboring properties in a manner consistent with the surrounding area, as approved by the City;
Staff recommends this change to better clarify how these areas shall be screened.
- f) The outdoor relief area shall not be used as an outdoor kennel, animal run, animal play area or any other use not specifically identified in the conditional use permit, if the outdoor area is located less than 600 feet from any residential parcel;
The intent of this regulation is to allow the minimum necessary outdoor relief area for animal kennel businesses to be viable, without allowing the other aforementioned outdoor activities, due to the potential nuisance to nearby residential properties. The applicant is requesting a modification to these regulations, in order to allow the outdoor relief area to also function as an animal play area. This site is uniquely situated in the City, located on the dead-end portion of Cedar Avenue, north of the Cedar Point Commons development. The proposed location of the outdoor area is more than 600 feet (or approximately one city block) from any existing or potential residential development. For that reason, staff finds this use to be reasonable in this location. Staff is recommending approval with the added stipulation that outdoor areas be located at least 600 feet from residential property. This buffer distance will mitigate the adverse effects the ordinance was intended to prevent.

Variances Requested:

The applicant is requesting a variance to reduce the required setback for the outdoor area from 25 feet to 10 feet along the eastern property line. The code does not specify setbacks for the outdoor area itself, only that the outdoor area must observe the same setback as the principal building, in this case 25 feet on the street/corner side of the property. The intent of the setback regulation is to protect neighbors from possible nuisance created by the outdoor area. This

property has no neighbors to the east and is directly adjacent to Cedar Avenue and Trunk Highway 77 right-of-way.

The applicant is also requesting a variance to reduce the off-street parking requirement. The Zoning Code does not specify a parking requirement for animal kennels. In the past, staff has substituted the requirement for day care centers, which is “1 per 5 enrolled persons based on licensed capacity.” The requested maximum capacity of 200 dogs would require 40 parking stalls. After adding a required dumpster enclosure to the property, the northern parking lot will have 36 stalls, leaving a deficit of 4 stalls. The property is located on the dead-end portion of Cedar Avenue, north of Home Depot. Maaco occupies the southern half of the property and there are no other properties along this portion of Cedar Avenue. On-street parking is allowed on Cedar Avenue in the event there is a parking shortage. If overflow parking does occur, the impacts would be limited to this property alone. Furthermore, the applicant states that the anticipated daily average would be approximately 100 dogs. Plans show 128 kennels, plus dog day care and grooming rooms. The maximum capacity of 200 dogs would be an absolute peak scenario, such as on Christmas Day.

A full discussion of all of the CUP stipulations, the eight general CUP requirements, and additional information related to the requested variances and required findings can be found as an attachment to this report.

B. CRITICAL ISSUES

- None

C. FINANCIAL

- The required processing fees have been paid.

D. LEGAL

- Notification: Notice of this public hearing was published in the Sun Current in accordance with State and Local requirements. Properties within 350 feet were notified by mail.
- City Council consideration is scheduled for November 15, 2016.

IV. ALTERNATIVE RECOMMENDATION(S)

- Recommend approval of the proposal with modifications.
- Recommend denial of the zoning code text amendment, CUP amendment, and/or variances with a finding that requirements are not met.

V. ATTACHMENTS

- Ordinance – Zoning Code text amendment
- Resolution – Conditional Use Permit amendment and variances
- Requirements documentation
- Site plans
- Zoning & Planning maps

VI. PRINCIPAL PARTIES EXPECTED AT MEETING

- John Sturgess, Adogo, applicant

BILL NO. _____

**AN ORDINANCE AMENDING THE RICHFIELD CITY CODE
REGULATIONS RELATED TO OUTDOOR ANIMAL RELIEF AREAS**

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1 Subsection 534.07, Subdivision 25 of the Richfield City Code related to outdoor animal relief areas in the General Business (C-2) zoning district is amended to read as follows:

534.07. Conditional Uses.

Subdivision 25. Accessory outdoor animal relief area to animal kennel, provided the following conditions are met:

- a) The outdoor relief area shall not be located in the front yard;
- b) The outdoor relief area must meet setback requirements;
- c) The outdoor relief area shall be screened from view of neighboring properties in a manner consistent with the surrounding area, as approved by the City;
- d) The outdoor relief area shall be for the use of dogs only;
- e) No dogs shall remain unattended in the outdoor relief area;
- f) The outdoor relief area shall not be used as an outdoor kennel, animal run, animal play area or any other use not specifically identified in the conditional use permit, if the outdoor area is located less than 600 feet from any residential parcel;
- g) The outdoor relief area shall be maintained in a clean and sanitary condition at all times;
- h) Solid waste material shall be removed a minimum of once per day and disposed of in a sanitary manner; and
- i) If required by the Public Works Department, a filtration bed shall be constructed to ensure that liquid waste will not enter into the ground or the City's stormwater system.

Section 2 This Ordinance is effective in accordance with Section 3.09 of the Richfield City Charter.

Passed by the City Council of the City of Richfield, Minnesota this 15th day of November, 2016.

Debbie Goettel, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

RESOLUTION NO.

**RESOLUTION APPROVING A
CONDITIONAL USE PERMIT AMENDMENT AND VARIANCES
FOR AN ANIMAL KENNEL BUSINESS WITH AN ACCESSORY OUTDOOR RELIEF AREA
AT 6244 CEDAR AVENUE**

WHEREAS, an application has been filed with the City of Richfield which requests approval of a conditional use permit amendment and variances to allow an animal kennel business with an accessory outdoor relief area at property commonly known as 6244 Cedar Avenue and legally described in the attached Exhibit A; and

WHEREAS, the Planning Commission of the City of Richfield held a public hearing and recommended approval of the requested conditional use permit and variances at its October 24, 2016 meeting; and

WHEREAS, notice of the public hearing was published in the Sun-Current and mailed to properties within 350 feet of the subject property on October 11, 2016; and

WHEREAS, the requested conditional use permit meets the requirements necessary for issuing a conditional use permit as specified in Richfield's Zoning Code, Subsection 547.09 and as detailed in City Council Staff Report No.____; and

WHEREAS, the Zoning Code states that a minimum 25-foot setback from the street / corner side property line is required in the General Business district, Subsection 534.11, Subd. 1; and

WHEREAS, the Zoning Code states that off-street parking for day care uses shall be provided at a ratio of 1 per 5 enrolled persons based on licensed capacity, Subsection 544.13, Subd. 6; and

WHEREAS, Minnesota Statutes Section 462.357, Subdivision 6, provides for the granting of variances to the literal provisions of the zoning regulations in instances where their enforcement would cause "practical difficulty" to the owners of the property under consideration; and

WHEREAS, based on the findings below, the Richfield City Council approves the requested variance from Richfield Zoning Code Subsections 534.11, Subd. 1; and 544.13, Subd. 6; and

WHEREAS, the City has fully considered the request for approval of the conditional use permit;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Richfield, Minnesota, as follows:

1. The City Council makes the following general findings:
 - a. The Property is zoned General Business (C-2).
 - b. The Zoning Code states that a minimum 25-foot setback from the street / corner side property line is required in the General Business district. A variance from Subsection 534.11, Subd. 1 is necessary.

- c. The Zoning Code states that off-street parking for day care uses shall be provided at a ratio of 1 per 5 enrolled persons based on licensed capacity. A variance from Subsection 544.13, Subd. 6 is necessary.
2. With respect to the application for variances from the above-listed requirements, the City Council makes the following findings:
 - a. Strict enforcement of Richfield Zoning Code Subsection 534.11, Subd. 1 would cause a practical difficulty. The existing layout of the northern half of the property limits the areas where an outdoor area can be located on the east or west sides of the building. Locating the outdoor area to the north of the building would require the removal of several parking spaces. The outdoor area cannot be located on the west side of the building, due to proximity to Taft Park, leaving the east side of the building as the only remaining option. Strict enforcement of Richfield Zoning Code Subsection 544.13, Subd. 6 would cause a practical difficulty. The Zoning Code does not specify a parking requirement for animal kennels. In the past, staff has substituted the requirement for day care centers, which is “1 per 5 enrolled persons based on licensed capacity.” The requested maximum capacity of 200 dogs would require 40 parking stalls. After adding a required dumpster enclosure to the property, the northern parking lot will have 36 stalls, leaving a deficit of 4 stalls. It is reasonable to assume that parking demands for an animal kennel are lower than that of a day care center.
 - b. The intent of the setback regulation is to protect neighbors from possible nuisance created by the outdoor area. This property has no neighbors to its east and is directly adjacent to Cedar Avenue (City) and Trunk Highway 77 (MNDOT) right-of-way. With regards to parking, there are no adjacent properties along this portion of Cedar Avenue. On-street parking is allowed on Cedar Avenue, in the event there is a parking shortage.
 - c. Granting the requested variances will not alter the character of the neighborhood. No adverse impacts are anticipated. With regards to the setback requirement, the property has no neighbors to the east. With regards to parking, if overflow parking does occur, the impacts would be limited to this property alone.
 - d. The variances requested are the minimum necessary to alleviate the practical difficulties.
 - e. The proposed variances do not conflict with the purpose or intent of the Ordinance or Comprehensive Plan.
3. Based on the above findings, a variance is hereby approved to permit a 10-foot setback on the east side of the Subject Property.
4. Based on the above findings, a variance is hereby approved to reduce the off-street parking requirement to 36 stalls for a maximum capacity of 200 dogs.
5. A conditional use permit is issued to allow an accessory outdoor relief area to an animal kennel business, as described in City Council Letter No. _____, on the Subject Property legally described above.
6. This conditional use permit is subject to the following conditions in addition to those specified in Section 547.09 of the City’s Zoning Ordinance:
 - That the recipient of this conditional use permit record this Resolution with the County, pursuant to Minnesota Statutes Section 462.36, Subd. 1 and the

City's Zoning Ordinance Section 547.09, Subd. 8. A recorded copy of the approved resolution must be submitted to the City prior to the issuance of an occupancy permit.

- The parking lot must be re-striped in accordance with the approved plan, including two accessible parking spaces and a loading area as close as possible to the accessible entrance. Parking stalls must be available year-round. No snow or other storage is permitted in required parking stalls.
- The outdoor animal area shall not include outdoor kennels. The outdoor area must be screened with 8 foot tall cedar fence and kept in a good state of repair.
- Existing trees and shrubs must be preserved as indicated on the approved plans. Any trees or shrubs that die must be replaced.
- A dumpster enclosure must be constructed in compliance with Subsection 544.05.
- Separate sign permits are required.
- The applicant is responsible for obtaining all required permits, compliance with all requirements detailed in the City's Administrative Review Committee Report dated September 23, 2016, and compliance with all other City and State regulations.
- Prior to the issuance of an occupancy permit the applicant must submit a surety equal to 125% of the value of any improvements and/or requirements not yet complete. This surety shall be provided in the manner specified by the Zoning Code.

7. The conditional use permit and variances shall expire one year after issuance unless 1) the use for which the permit was granted has commenced; or 2) Building permits have been issued and substantial work performed; or 3) Upon written request of the applicant, the Council extends the expiration date for an additional period not to exceed one year. Expiration is governed by the City Zoning Ordinance, Section 547.09, Subdivision 9.
8. This conditional use permit shall remain in effect for so long as conditions regulating it are observed, and the conditional use permit shall expire if normal operation of the use has been discontinued for 12 or more months, as required by the City's Zoning Ordinance, Section 547.09, Subd. 10.

Adopted by the City Council of the City of Richfield, Minnesota this 15th day of November 2016.

Debbie Goettel, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF LAND

Parcel 1:

That part of Tract B lying East of a line parallel with and 118 feet East of the West line of said Tract B;
Tract C;
All in Registered Land Survey No. 930.

(Torrens Property-Certificate of Title No. 1335982)

Parcel 2:

The north 24 feet of Lot 6, Block 3, Iverson's Third Addition.

That part of the north 24 feet of Lot 7, Block 3, Iverson's Third Addition, lying east of a line parallel with and 118 feet east of the west line of Tract B, Registered Land Survey No. 930.

That part of vacated 63rd St., dedicated in the plat of Iverson's Third Addition, lying east of a line parallel with and 118 feet east of the west line of Tract B, Registered Land Survey No. 930.

That part of Government Lot 1, Section 26, Township 28, Range 24, lying north of the north line of Iverson's Third Addition, west of the west line of Tract C, Registered Land Survey No. 930, south of the south line of Tract B, Registered Land Survey No. 930, and east of a line parallel with and 118 feet east of the west line of Tract B, Registered Land Survey No. 930.

(Torrens Property, Certificate of Title No. 13439281)

Code Requirements / Required Findings

Part 1 – Outdoor animal relief area, accessory to an animal kennel in the General Business (C-2) District: The findings necessary to approve said business in the C-2 District are as follows (534.07, Subd. 25). Proposed zoning code text amendment changes are underlined.

1. *The outdoor relief area shall not be located in the front yard.* This requirement is met. The front lot line of a corner lot is defined by the Zoning Code as the shorter of the two lot lines abutting a street. In this case, the front yard is along 63rd Street.
2. *The outdoor relief area must meet setback requirements.* The applicant has requested a variance to this requirement along the eastern property line. A full discussion of this request can be found in Part 3 below.
3. *The outdoor relief area shall be screened from view of neighboring properties in a manner consistent with the surrounding area, as approved by the City.* The outdoor relief area will be fully screened with wood privacy fence.
4. *The outdoor relief area shall be for the use of dogs only.* The applicant will be required to comply with operational regulations.
5. *No dogs shall remain unattended in the outdoor relief area.* The applicant will be required to comply with operational regulations.
6. *The outdoor relief area shall not be used as an outdoor kennel, animal run, animal play area or any other use not specifically identified in the conditional use permit, if the outdoor area is located less than 600 feet from any residential parcel.* The proposed location of the outdoor area is more than 700 feet from the nearest residential parcel.
7. *The outdoor relief area shall be maintained in a clean and sanitary condition at all times.* The applicant will be required to comply with operational regulations.
8. *Solid waste material shall be removed a minimum of once per day and disposed of in a sanitary manner.* The applicant will be required to comply with operational regulations.
9. *If required by the Public Works Department, a filtration bed shall be constructed to ensure that liquid waste will not enter into the ground or the City's stormwater system.* The applicant proposes to install synthetic grass (K9 Grass) over a limestone base. The Public Works Department has reviewed the proposal and did not raise any concerns.

Part 2 – Conditional Use Permit: The findings necessary to issue a Conditional Use Permit (CUP) are as follows (547.09, Subd. 6):

1. *The proposed use is consistent with the goals, policies, and objectives of the City's Comprehensive Plan.* The proposed use is consistent with the "Community Commercial" designation. The Comprehensive Plan identifies a number of goals and policies related to economic development and support for business and employment growth. The proposal is consistent with these goals and policies.
2. *The proposed use is consistent with the purposes of the Zoning Code and the purposes of the zoning district in which the applicant intends to locate the proposed use.* The purpose of the Zoning Code is to protect and promote the public health, safety, comfort, aesthetics, economic viability, and general welfare of the City. The purpose of the General Business (C-2) District is to allow a wide variety of commercial businesses that are attractive and compatible with nearby residential properties. The proposal is consistent with these purposes.
3. *The proposed use is consistent with any officially adopted redevelopment plans or urban design guidelines.* There are no specific redevelopment plans that apply to the property.
4. *The proposed use is or will be in compliance with the performance standards specified in Section 544 of this code.* The proposed use will either maintain the status quo or improve compliance with performance standards requirements.
5. *The proposed use will not have undue adverse impacts on governmental facilities, utilities, services, or existing or proposed improvements.* The City's Public Works and Engineering Departments have reviewed the proposal and do not anticipate any issues that cannot be addressed through the stipulations of approval.
6. *The use will not have undue adverse impacts on the public health, safety, or welfare.* Adequate provisions have been made to protect the public health, safety and welfare.
7. *There is a public need for such use at the proposed location.* Investment and improvement of existing properties is encouraged and necessary in order to maintain a thriving community.
8. *The proposed use meets or will meet all the specific conditions set by this code for the granting of such conditional use permit.* This requirement can be met, if the Zoning Code text amendment is approved.

Part 3 - Variances: The findings necessary to approve a variance are as follows (Subd. 547.11):

1. *There are “practical difficulties” that prevent the property owner from using the property in a reasonable manner.*
2. *There are usual or unique circumstances that apply to the property which were not created by the applicant and do not apply generally to other properties in the same zone or vicinity.*
3. *The variance would not alter the character of the neighborhood or the locality.*
4. *The variance is the minimum necessary to alleviate the practical difficulty.*
5. *The variance is in harmony with the general purpose and intent of the ordinance and consistent with the Comprehensive Plan.*

Reduced setback (Subsection 534.11, Subd. 1)

The applicant is requesting a variance to reduce the required setback from 25 feet to 10 feet along the eastern property line (street / corner side).

Criteria 1: The existing layout of the northern half of the property limits the areas where an outdoor area can be located on the east or west sides of the building. Locating the outdoor area to the north of the building would require the removal of several parking spaces. The City’s Parks Department objected to the outdoor area being located on the west side of the building, due to proximity to Taft Park, leaving the east side of the building as the only remaining option.

Criteria 2: The code does not specify setbacks for the outdoor area itself, only that the outdoor area must observe the same setback as the principal building, in this case 25 feet on the street / corner side of the property. The intent of the setback regulation is to protect neighbors from possible nuisance created by the outdoor area. This property has no neighbors to its east and is directly adjacent to Cedar Avenue (City) and Trunk Highway 77 (MNDOT) right-of-way.

Criteria 3: The proposed variance is not expected to have any impact on the character of the neighborhood.

Criteria 4: The proposed variance is the minimum necessary.

Criteria 5: The proposed reduction does not conflict with the purpose and/or intent of the Comprehensive Plan or the Ordinance.

Reduced Parking Requirement (Subsection 544.13, Subd. 6)

The applicant is requesting a variance to reduce the off-street parking requirement from 40 stalls to 36 stalls.

Criteria 1: The Zoning Code does not specify a parking requirement for animal kennels. In the past, staff has substituted the requirement for day care centers, which is “1 per 5 enrolled persons based on licensed capacity.” The requested maximum capacity of 200 dogs would require 40 parking stalls. After adding a required dumpster enclosure to the property, the northern parking lot will have 36 stalls, leaving a deficit of 4 stalls. The lack of a specific requirement for this type

of business is a practical difficulty. It is reasonable to assume that parking demands for an animal kennel are lower than that of a day care center.

Criteria 2: The property is located on the dead-end Cedar Avenue, north of Home Depot. Maaco Auto Repair occupies the southern half of the building and there are no adjacent properties along this portion of Cedar Avenue. On-street parking is allowed on Cedar Avenue, in the event there is a parking shortage.

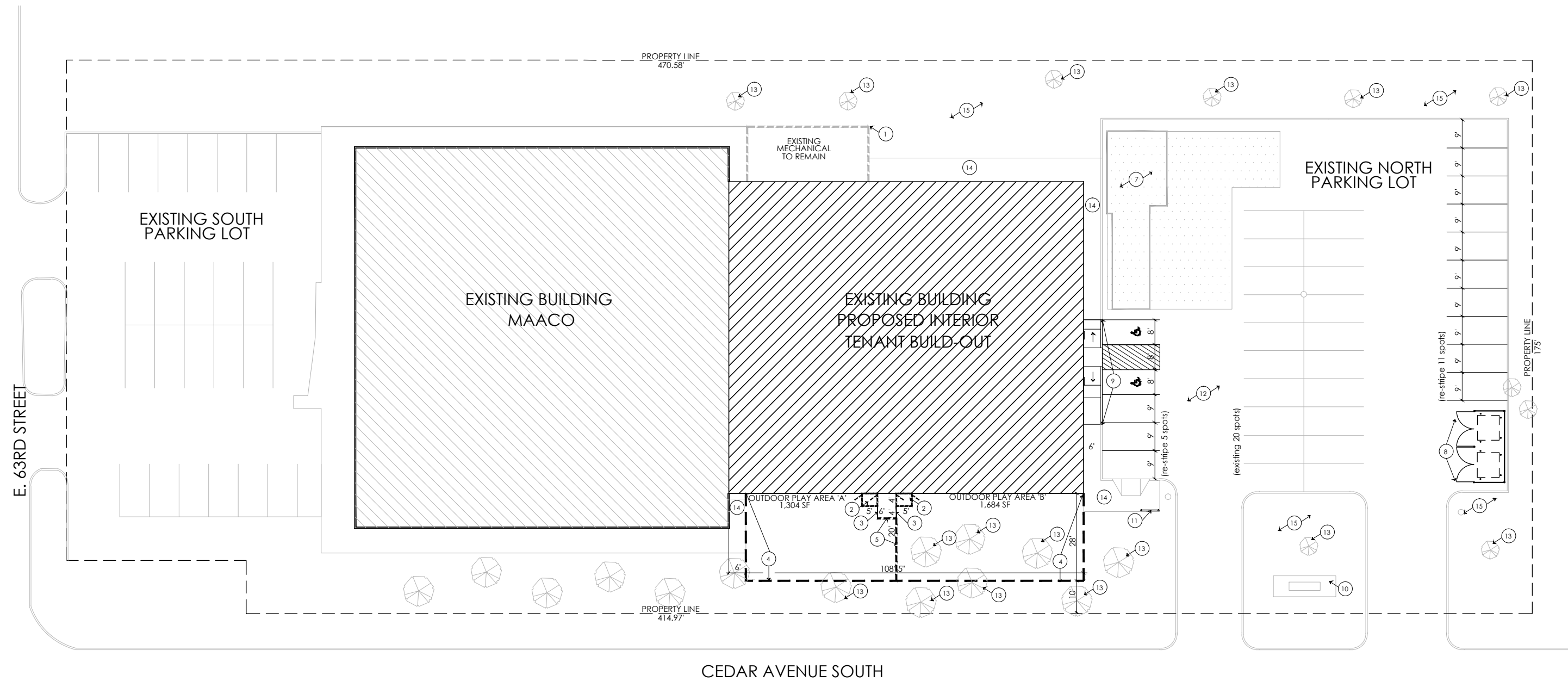
Criteria 3: The proposed variance is not expected to have a negative impact on the character of the neighborhood. If overflow parking does occur, the impacts would be limited to this property alone.

Criteria 4: The proposed variance is the minimum necessary to accommodate an animal kennel with a maximum capacity of 200 dogs.

Criteria 5: The proposed parking variance does not conflict with the purpose and/or intent of the Comprehensive Plan or the Ordinance.

KEYNOTES

- ① EXISTING 8' HIGH CHAIN LINK FENCE AROUND EXISTING MECHANICAL EQUIPMENT TO REMAIN.
- ② DOG ACCLAMATION AREA - NEW 6' HIGH WHITE PVC FENCE WITH GATES
- ③ DOG VIEWING AREA - NEW 4' HIGH X 5' LONG WHITE PVC FENCING.
- ④ NEW 8' HIGH CEDAR FENCING
- ⑤ NEW 6' HIGH WHITE PVC FENCING
- ⑥ EXISTING TREE TO REMAIN
- ⑦ EXISTING + NEW EQUIPMENT + FENCE BY AMERICAN TOWER TO REMAIN. DOTTED AREA INDICATES LEASE AREA.
- ⑧ NEW TRASH/RECYCLING ENCLOSURE TO BE SET ON ON NEW CONCRETE PAD W/ NEW 6' CEDAR FENCE AND GATES.
- ⑨ NEW CONCRETE SIDEWALK REWORK TO ALLOW FOR ADA ACCESSIBLE COMPLIANT ROUTE COMBINATION LANDING, CURB RAMP & SIGNAGE WITH RETURNED CURBS
- ⑩ EXISTING MONUMENT SIGN TO REMAIN
- ⑪ NEW BIKE RACK (2 BIKES MINIMUM)
- ⑫ EXISTING PARKING LOT TO REMAIN RE-STRIPE AS SHOWN (TOTAL = 36 SPOTS)
- ⑬ ALL EXISTING TREES TO REMAIN PROTECTED
- ⑭ EXISTING SIDEWALK TO REMAIN
- ⑮ EXISTING LANDSCAPING TO REMAIN



CEDAR AVENUE SOUTH

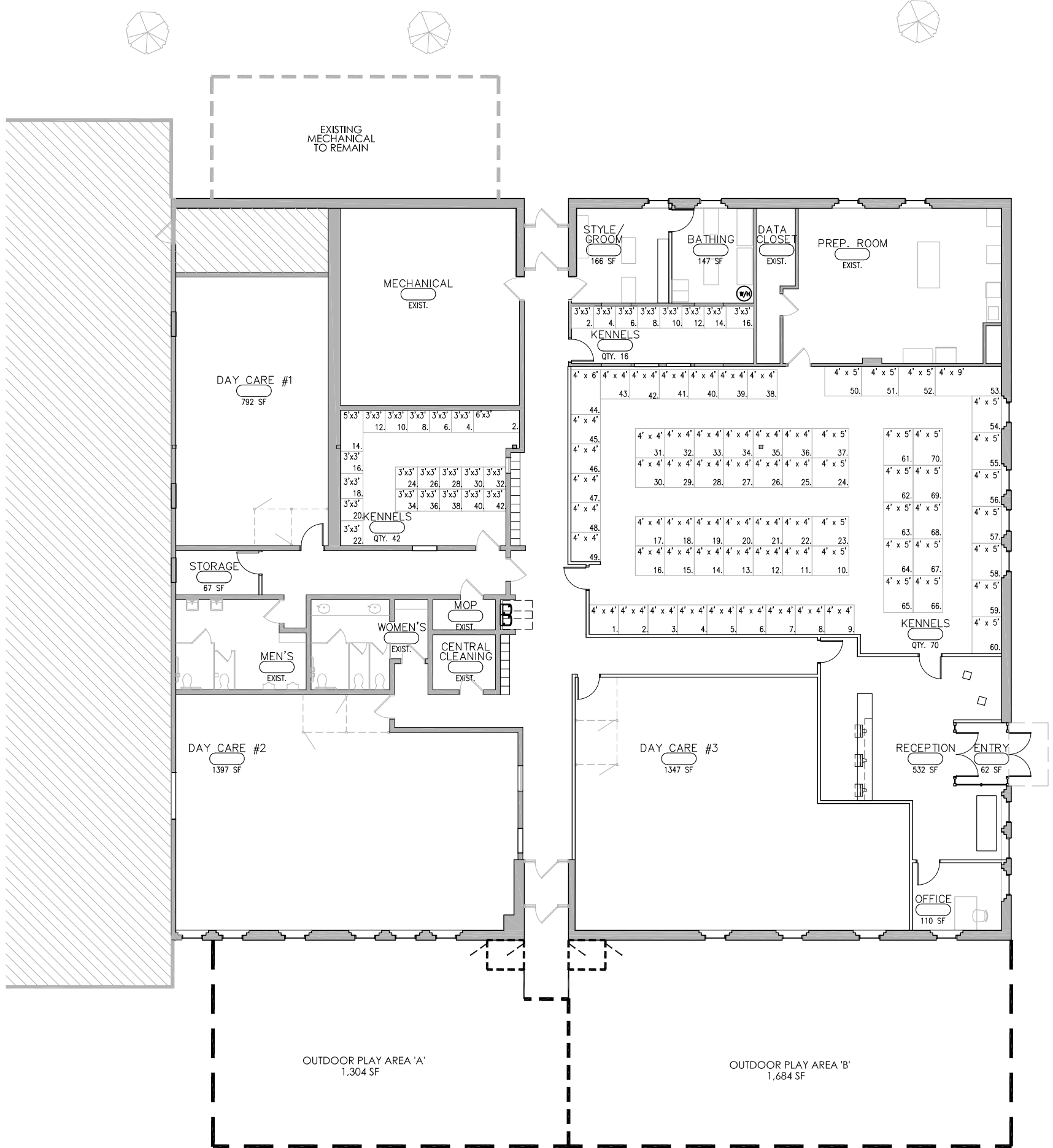
SITE PLAN rV.2.2

ADOGO PET HOTELS

6244 Cedar Ave. S. RICHFIELD, MN 55423

OCTOBER 19, 2016

SCALE: N.T.S.



v.2.1 FLOOR PLAN

ADOGO PET HOTELS

SEPTEMBER 28, 2016

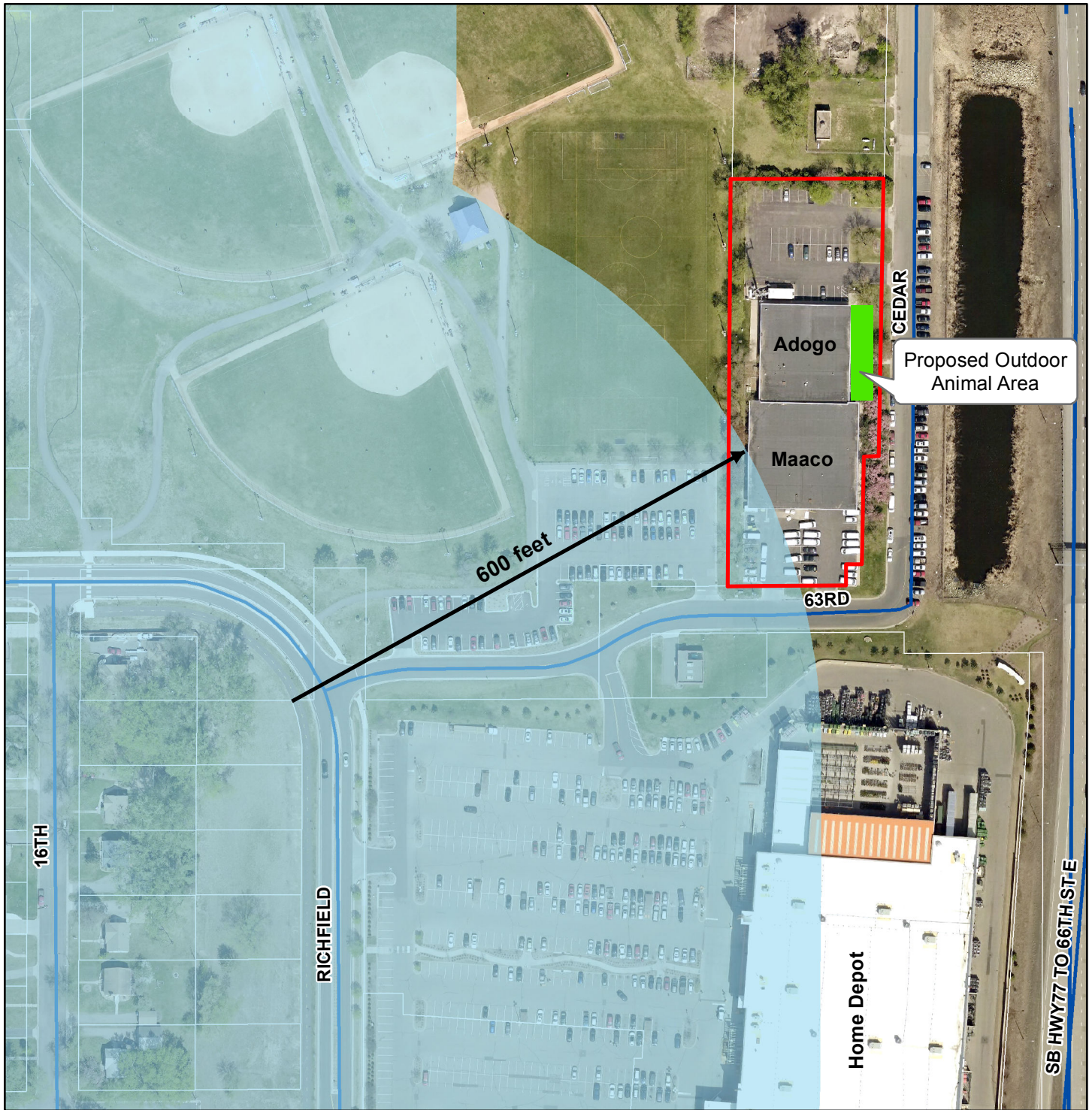
6244 Cedar Ave. S. RICHFIELD, MN 55423





SCALE: 1/16" = 1'-0"

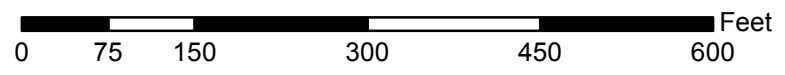


Outdoor Animal Area Ordinance Amendment

6244 Cedar Avenue site and surrounding context

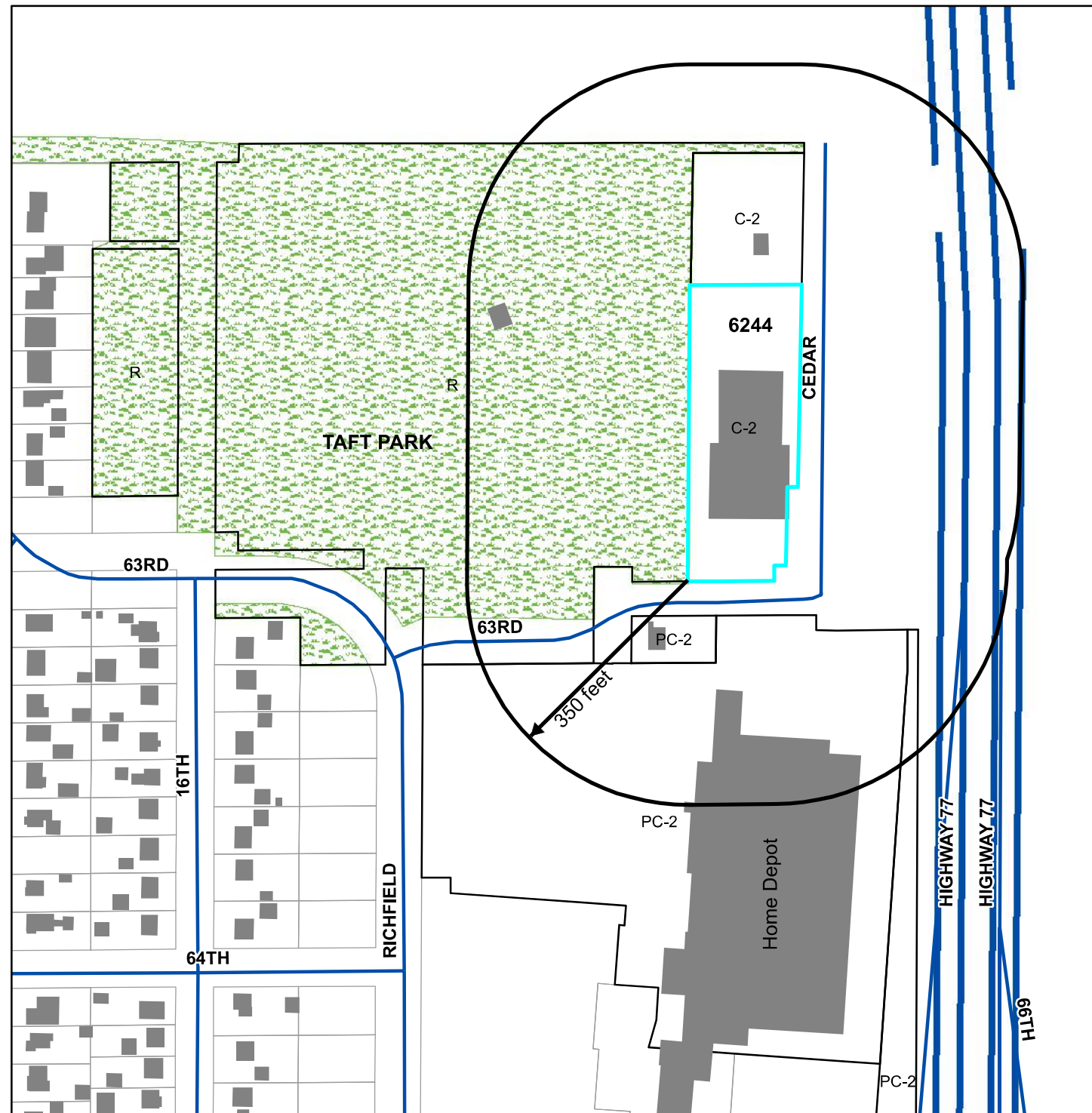


-  6244 Cedar Avenue
-  Proposed Outdoor Animal Area
-  600 ft Buffer of Residential Property
-  Streets and Highways

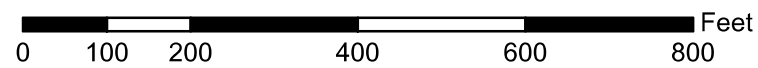


6244 Cedar Ave - CUP & VAR 11/2016

Surrounding Zoning

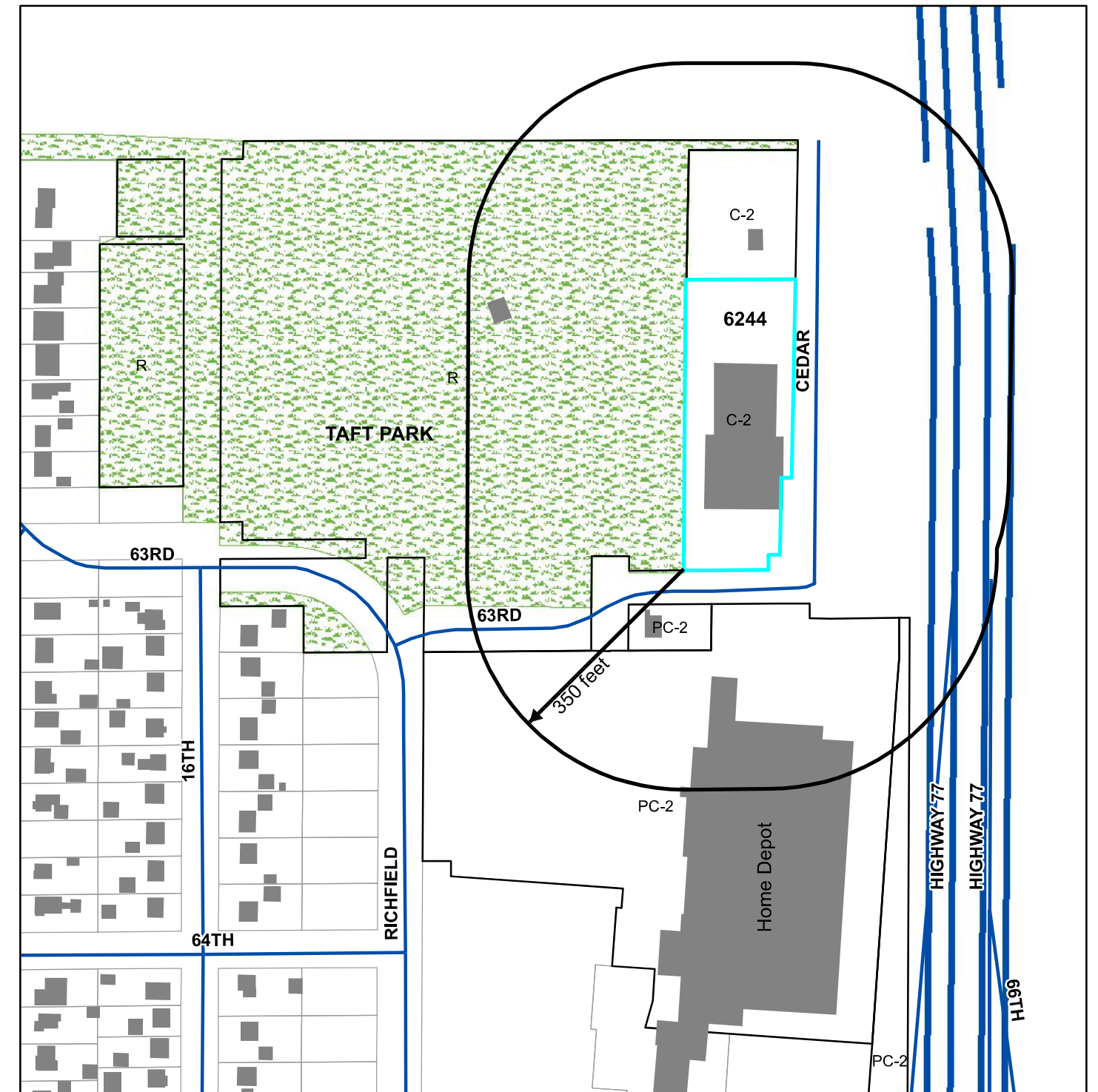


C-2 - General Commercial
 PC-2 - Planned General Commercial
 R - Single Family Residential

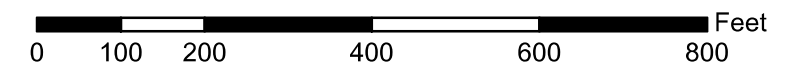


6244 Cedar Ave - CUP & VAR 11/2016

Surrounding Comprehensive Plan



CC - Community Commercial
 RC - Regional Commercial
 PRK - Park
 PUB - Public





PLANNING COMMISSION STAFF REPORT

PC MEETING DATE: OCTOBER 24, 2016

ITEM FOR PLANNING COMMISSION CONSIDERATION:
Cancel public hearing to consider a request for approval of a site plan at 1415 East 66th Street

I. RECOMMENDED ACTION:
Cancel public hearing for 1415 East 66th Street.

II. BACKGROUND

The property owner withdrew the application. Because notice of the hearing was published, the Planning Commission must cancel the public hearing.

III. BASIS OF RECOMMENDATION

A. POLICY

- None

B. CRITICAL ISSUES

- None

C. FINANCIAL

- None

D. LEGAL

- Notification: Notice of this public hearing was published in the Sun Current in accordance with State and Local requirements.

IV. ALTERNATIVE RECOMMENDATION(S)

- None

V. ATTACHMENTS

- None

VI. PRINCIPAL PARTIES EXPECTED AT MEETING

- None