
CITY OF CHAMPLIN
PLANNING COMMISSION

REPORT

Presenter: Scott Schulte, City Planner

Meeting Date: November 21, 2016

PUBLIC HEARING

RE: Project 2016-23: A request from the City of Champlin for consideration of the 2017 through 2026 Capital Improvement Plan.

BACKGROUND

The Capital Improvement Plan (CIP) outlines planned municipal expenditures and public improvements for the next ten years.

As a Comprehensive Plan component, approval of the CIP requires a public hearing by the Planning Commission and formal approval by the City Council.

REVIEW OF CIP

The Planning Commission is charged with evaluating the plan for conformance with the City's Comprehensive Plan and other planning documents. The sections involving public improvements are of particular interest (Engineering Section) as are the attached maps identify future public improvements.

The focus of the Planning Commission should not be on capital equipment.

RECOMMENDATION

It is recommended that the Planning Commission review and provide comment on the 2017 – 2026 CIP.

* The City Council takes action on the CIP in December.

Attachments. Proposed 2017-2026 CIP
CIP Maps

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Meeting Date: November 21, 2016

PUBLIC HEARINGS

Applicant: Gonyea Company and Jonathan Homes

RE: Project 2016-24: A request for an amendment to The Reserve at Elm Creek Planned Unit Development (PUD) modifying side yard setbacks for certain lots.

BACKGROUND

The Reserve at Elm Creek is a 111-lot single family subdivision approved by the City in 2015. The planned development contains a Planned Unit Development (PUD) overlay zoning. The PUD addresses development amenities, common areas and certain lot and setback variances (see attached). One particular provision, as advocated by the developer and builders, was setting the minimum side yard setbacks at seven feet. City Code requires five foot garage side yard setbacks and ten-foot home side yard setbacks.

The setbacks have been successfully applied to current homes in the neighborhood. However, certain lots have ten-foot wide side yard drainage and utility easements supporting storm sewer between lots. Typical lots have five-foot wide easements. The wider easement poses problems for home builders fitting home plans.

As such, the developer (Gonyea Company) and Jonathan Homes request side yard setbacks of five feet (garage) and ten feet (home) on any lot that has the wider easement.

REVIEW OF REQUEST

The request is to amend the PUD agreement to allow five-foot and ten-foot side yard setbacks on lots that have a ten-foot wide side yard drainage and utility easement. The change allows for better house placement flexibility and design. For Jonathan Homes, the amendment supports their bestselling home plan, the Summit, to fit on the lots (see attached exhibit of the Summit plans).

The attached exhibit identifies impacted lots. All lots not affected will remain with the current side yard setback of seven feet.

Staff supports the request and ascertains no negative impact.

RECOMMENDATION

It is recommended that the Planning Commission recommend approval of the amendment to The Reserve at Elm Creek PUD amendment.

Attachments. The Reserve at Elm Creek PUD Plan
Impacted lots
Jonathan Homes - Summit Home Plans

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Meeting Date: November 21, 2016

PUBLIC HEARINGS

Applicant: Egan Companies
RE: **Project 2016-25:** A request for an amendment to the Elm Creek Planned Unit Development (PUD) to allow unscreened rooftop mechanical equipment for Egan Companies located at 11611 Business Park Boulevard.

BACKGROUND

Earlier this year Egan Companies moved into Champlin occupying the vacant industrial building at 11611 Business Park Boulevard. In support of their move, Egan invested significant dollars into building and site improvements, including a well screened outside storage area, office area enhancements and revamping HVAC systems.

Upon installing the more efficient HVAC system, it was evident that new rooftop equipment was visible from the adjacent roadway. Per City Code, all rooftop equipment is to be screened from view of an adjacent street or lot. Subsequently, Egan hired Pope Architects to complete a rooftop screening study. The attached study identifies the screening height necessary to meet Code.

To lessen the visual impact, Egan painted the equipment to match the building and then investigated a number of screening alternatives. They determined that screening the units would involve a major investment (due to the building structure) and that the investment in screening may not result in an improved aesthetic. They request an amendment to the Elm Creek Planned Unit Development (PUD) waiving their screening requirement.

REVIEW OF REQUEST

The site, zoned PUD, is part of the Elm Creek PUD approved by the City in 1986. The building, formerly occupied by McLean Midwest, was built in 1995 and expanded in 1996. The PUD amendment supporting Egan’s request is based on the following:

1. The existing building was in need of major HVAC improvements.
2. The location for the new HVAC units serving the office area was limited by the existing structure.
3. Structural limitations of the building parapet prevent extension without major investments involving structural engineering, removing roofing, removing metal decking, installing new

framing and disrupting operations for an extended time period. The estimated cost of such work is \$100,000.

3. Screening the individual units with “fencing” is a less expensive option (\$30,000 to \$40,000); though these “fence boxes” do not improve the aesthetic and, in fact, would enlarge the visual aspect.

Staff supports Egan’s request for an amendment to the Elm Creek PUD to allow unscreened rooftop equipment for their facility, subject to the following conditions:

1. No additional HVAC rooftop units are permitted on the building that is visible from the adjacent street or lot line.
2. The rooftop screening exemption only applies to the site at 11611 Business Park Boulevard.

RECOMMENDATION

It is recommended that the Planning Commission recommend approval of the amendment to the Elm Creek Planned Unit Development, subject to the following:

1. No additional HVAC rooftop units are permitted on the building that is visible from the adjacent street or lot line.
2. The rooftop screening exemption only applies to the site at 11611 Business Park Boulevard.

Attachments. Photo from 117th Avenue
Screening Study