

HOPKINS PLANNING & ZONING COMMISSION

AGENDA

Tuesday, June 23, 2020

6:30 pm

**THIS AGENDA IS SUBJECT TO CHANGE
UNTIL THE START OF THE PLANNING & ZONING COMMISSION MEETING**

- I. CALL TO ORDER**
- II. ADOPT AGENDA**
- III. PRESENTATIONS**
- IV. CONSENT AGENDA**
 - 1. Minutes of the May 26, 2020 Planning & Zoning Commission
- V. PUBLIC HEARING**
 - 1. 2020-14 Pawn America Variance
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
 - 1. 2020-15 Blake Road Station Concept Plan Review
 - 2. Election of Planning & Zoning Commission Officers for 2020/2021
- VIII. ANNOUNCEMENTS**
- IX. ADJOURN**

DUE TO THE COVID-19 HEALTH PANDEMIC, THE PLANNING & ZONING COMMISSION'S REGULAR MEETING PLACE IS NOT AVAILABLE TO THE PUBLIC. MEMBERS OF THE PUBLIC WHO DESIRE TO MONITOR THE MEETING REMOTELY OR GIVE INPUT OR TESTIMONY DURING THE MEETING CAN FIND INSTRUCTIONS AT www.hopkinsmn.com/virtualmeetings OR BY CALLING CITY HALL AT 952-548-6342 (DURING NORMAL BUSINESS HOURS 8 AM TO 4:30 PM.)

PLANNING & ZONING COMMISSION MINUTES

May 26, 2020

A regular meeting of the Hopkins Planning & Zoning Commission was held on May 26, 2020, at 6:30 p.m. by conference call through GoToMeeting in response to the COVID-19 emergency. Present were Commission Members Gerard Balan, Samuel Stiele, Nathan White, Emily Fiamova, Laura Daly and Kristen Hanneman. Also present was City Planner Jason Lindahl.

CALL TO ORDER

Chairperson Balan called the meeting to order at 6:30 p.m.

ADOPT AGENDA

Commissioner Fiamova moved, Commissioner Hanneman seconded, to adopt the agenda. The motion was approved unanimously.

OPEN AGENDA – PUBLIC COMMENTS/CONCERNS – None.

CONSENT AGENDA

Commissioner Daly moved, Commissioner Stiele seconded, to approve the minutes of the December 17, 2020 regular meeting. The motion was approved unanimously.

PUBLIC HEARING

1. Planning Application 2020-09 1201 Mainstreet Site Plan Review (Bear Cave Brewing)

Mr. Lindahl gave an overview of this item, stating the applicant, Brian Grafton of FMD Architects (on behalf of Bear Cave Brewing), requests site plan approval to allow rehabilitation of the property located at 1201 Mainstreet into a Brewpub. Mr. Lindahl further discussed the concept plans submitted by the applicant. Staff recommends approval of this item subject to conditions that include rooftop patio screening, limiting the hours of operation to 10:00 PM, creating an exterior lighting plan and additional parking options.

The City received two written comments prior to Planning Commission meeting which are summarized below:

Elizabeth Wright – 10 12th Avenue North has concerns over the height of the building on the north side and possible shadowing of her property.

Pete Hesse – 10 12th Avenue North has concerns over noise coming from the rooftop patio.

Commissioner Hanneman asked about the feedback from neighboring properties and if the City has any restrictions on outdoor music. Mr. Lindahl summarized the public comments received and explained that there are no specific standards related to music but there is a noise ordinance that would not allow activity outside after 10:00 PM. Adding a condition for loud music outside is something that could be discussed further.

Chairperson Balan opened the public hearing.

Available to address questions from the Commission and public were the applicants, Brian Grafton of FMD Architects and property owners Nathan and Jillian Bergeland. The applicants stated their intent to be thoughtful of the neighboring homes and plan to take any concerns into consideration when finalizing the design. Mr. Grafton presented the Commission with more detail on the current design of the rooftop patio and screening options.

Chairperson Balan asked if the applicant has discussed a shared parking agreement with any surrounding businesses. Mr. Bergeland replied that they did reach out to surrounding businesses but a shared parking agreement was not possible at this time.

Mr. Bergeland addressed the concerns of loud noises and music coming from the rooftop patio stating that they do not intend for the patio to have a raucous atmosphere. Any live music would take place indoors in the special event area.

Commissioner Stiele asked about the timeline for opening. The applicant responded that due to the unique circumstances created by COVID-19, the timeline for opening has been pushed to spring of 2021.

Elizabeth Wright emailed City Planner Lindahl during the meeting to clarify her previously submitted comments. Ms. Wright has concerns about height that could potentially affect the solar panels on the rooftop of her home. Mr. Grafton responded that they do not anticipate an issue with shadowing neighboring properties to the north. Mr. Lindahl asked the applicant to provide a shadow study that would be included in the presentation to the City Council.

With no further questions from the Commission or public, Commissioner Stiele moved and Commissioner Fiamova seconded to close the public hearing. The motion was approved unanimously.

Commissioner White suggested amending Condition 3 of the Resolution, which would require the screening of the outdoor patio area to be 9 feet high and 100 percent opaque along the northern side. Mr. Lindahl replied that the condition could be edited to say, “The applicant shall revise their plans to include an adequate screen along the entire north side of the rooftop patio. That screening should include 3 ½ foot solid masonry base with additional 3 ½ feet of lattice fencing. The final design should be approved by the City Council.” The Commission agreed to the amended condition.

After further discussion about parking options, Commissioner Daly moved and Commissioner Stiele seconded to approve Planning & Zoning Commission Resolution 2020-01 recommending the City Council approve the site plan application from Bear Cave Brewing to rehabilitate the property located at 102 Mainstreet into a Brewpub, subject to the conditions and amendments discussed during the meeting. The motion was approved unanimously.

City Planner Lindahl stated that this application would be presented to the City Council at their regular meeting on June 2, 2020 with the Planning Commission's recommendation of approval.

2. Planning Application 2020-10 227 Homedale Road Variance

Mr. Lindahl gave an overview of this item, stating the applicants, Matt and Trish Sieh, request a four-foot south side yard setback variance to allow construction of a 2-story addition to their existing single family home located at 227 Homedale Road. The property is zoned R-1-C which requires twelve foot side yard setbacks for 2-story dwellings. In this case, the applicants request a four-foot south side yard setback variance to build over their existing attached garage and maintain its existing eight-foot side yard setback. Variance requests require the applicant to establish there are "practical difficulties" in complying with the zoning regulations. Staff has reviewed the variance request against the State standards and found the applicant has demonstrated a practical difficulty and therefore recommends approval of the variance request.

Commissioner Hanneman had a question about the footprint of the addition. Architect Michael Eckardt addressed the Commission stating that the addition would add 110 square feet to the front of the garage and 220 square feet of first floor living space on the east side. The second floor of the addition would be added over a portion of the garage and the first floor living space. The 8 foot setback would be maintained along the south side of the property.

Chairperson Balan opened the public hearing.

City Planner Lindahl stated that staff received three email comments prior to the Planning & Zoning Commission meeting in response to published and mailed notice. All comments received were in support of the variance.

With no one from the public wishing to speak, Commissioner Daly moved and Commissioner Fiamova seconded to close the public hearing. The motion was approved unanimously.

After general discussion from the Commission, Commissioner Fiamova moved and Commissioner White seconded to approve Planning & Zoning Resolution 2020-02 recommending the City Council approve a four foot south side yard setback variance for the property located at 227 Homedale Road. The motion was approve unanimously.

City Planner Lindahl stated that this application would be presented to the City Council at their regular meeting on June 2, 2020 with the Planning Commission's recommendation of approval.

OLD BUSINESS – None.

NEW BUSINESS – None.

ANNOUNCEMENTS –

City Planner Jason Lindahl stated that the City Council has planned an emergency City Council meeting on May 27 to address changes in the City standards to allow for more flexibility in outdoor seating for restaurants and bars in relation to the COVID-19 pandemic.

Work on updating the City's zoning standards kicked off in January which included a meeting of the 16-person advisory board and a number of listening sessions with community members. A summary of the advisory board meeting and listening sessions is available on the City's website at <http://www.hopkinsmn.com/1037/Zoning-Regulations-Update-Project>.

The next step in the process will be to create a Directions Report, which will summarize what the new regulations could look like. Staff is currently working with the consultants in drafting this report. Once finalized, it will be presented to the advisory group and will be shared on the City's website.

Chairperson Balan asked for an update on light rail construction and if the schedule has been impacted at all by the COVID-19 pandemic. Mr. Lindahl stated that construction on the project has been deemed essential and the process is unlikely to see much disruption.

Commissioner Hanneman asked for an update on the Vista44 project from Beacon, which was approved by the City Council at the end of 2019. The applicant is seeking several sources of funding to help finance the project and hopes to move forward with the project by the end of 2020. The land use approvals from the City are in place and the applicant would need to enter into a formal planned unit development agreement before construction begins. Staff anticipates the planned unit development agreement would be presented to the City Council by the end of 2020, which would not require a public hearing.

ADJOURN

Commissioner Hannman moved, Commissioner Fiamova seconded, to adjourn the meeting. The motion was approved unanimously. The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Courtney Pearsall
Administrative Assistant

BACKGROUND

Robin Franke with Pawn America, LLC, requests variance from Ordinance Number 2017-1125 to allow a pawnshop use at 1409 & 1413 Mainstreet. Ordinance 2017-1125 was approved by the City Council on November 21, 2017 and updated the City's zoning standards for pawnshops, payday loan agencies, currency exchanges and coin dealers. This ordinance was approved after the City enacted a moratorium and studied these uses and their standards for nearly a year. The history and process for reviewing and updating these regulations is detailed in City Council report 2017-127 (attached) and summarized below.

In January 2017, the City Council approved a one-year moratorium on pawnshops, currency exchanges and coin dealers to give City staff sufficient time to study these uses and evaluate various options for regulation. This moratorium was put in place in part because Metro Transit planned to extend the Metro Green Line through Hopkins and, as part of this project, planned to acquire the City's only pawnshop. The City anticipated this process would likely facilitate this business relocating to another site within the community. As a result, the City believed it was the appropriate time to review the development regulations for these businesses. The revised and updated zoning regulations in Ordinance 2017-1125 are the result of that study.

According to the applicant's narrative (see attached), its previous pawnshop location in Hopkins was in fact acquired by the Metropolitan Council to allow development of the Blake Road Station for the Southwest Light Rail Transit project. The applicant believes that under the revised zoning regulations established by Ordinance 2017-1125, there are only two sites in the City of Hopkins eligible for a pawnshop use and neither are available to them. Those locations are 303 – 11th Avenue South (Wendy's) and 540 Blake Road North (Walgreens and White Castle).

Public Comments. Due to the ongoing coronavirus pandemic and the related statewide emergency declaration, notice of the public hearing for this item directed all interested parties to make their comments to City Planner Jason Lindahl by mail, phone or e-mail before noon on Tuesday, June 23, 2020. As of the writing of this report, the City had received six letters opposing the requested variance (see attached). Staff will provided an update on all public comments received prior to the Planning & Zoning Commission Meeting during the public hearing.

LEGAL AUTHORITY

City review of variance applications is a Quasi-Judicial action. Generally, if the application meets the review standards, the variance should be approved. However, the City may choose to add conditions of approval that are directly related to and bear a rough proportionality to the impact created by the variance.

The standards for reviewing variances are detailed in Minnesota State Statute 462.357, Subdivision 6. In summary, variances may be granted when the applicant demonstrates there are "practical difficulties" in complying with the zoning regulations. Under this law, economic considerations alone do not constitute a practical difficulty. Additionally, the City may not permit as a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located. Staff recommends denial of the applicant's variance request because not only would permitting said variance amount to an unlawful use

variance, but further the applicant is unable to demonstrate practical difficulties.

According to the applicant, there are at least two locations within the City of Hopkins that are eligible for a pawnshop use under the standards in Ordinance 2017-1125 but neither are currently available to them. Staff finds the applicant has the ability to acquire either of these properties through the terms and conditions dictated by the private market.

In addition, staff finds the applicant's variance request constitutes a use variance which is expressly prohibited under Minnesota State Statute 462.357, Subdivision 6. The zoning regulations for pawnshops established by Ordinance 2017-1125 were codified into the City Code in Article VII, Section 102-216(18). These regulations establish pawnshops as a conditional use within the B-3 and B-4 districts subject to certain standards. Provision 2 of these regulations states "*The use shall be located at least 200 feet from any residential or institutional use or district.*" The applicant requests to locate a pawnshop at 1409 & 1403 Mainstreet, which is adjacent to residential uses that exist to the north. Additionally, provision 4 of these regulations states "*Within the B-3 - General Business District, no such use shall be located on a property that has frontage on or abuts Mainstreet.*" The applicant's requested site is located in the B-3 district and, as the address indicates, has frontage on Mainstreet.

VARIANCE REVIEW

Staff reviewed the variance request against the standards detailed in Minnesota State Statute 462.357, Subdivision 6 and finds that, first and foremost, the application amounts to an unlawful use variance because it seeks to use property for a use that is not otherwise authorized pursuant to the City's zoning regulations. Additionally, and notwithstanding the proposed unlawful use inherent in the application, the applicant does not demonstrate practical difficulties. As a result, staff recommends the City deny the applicant's request.

Practical difficulties are determined through review of the five questions listed below. Staff's review and finding for each question are detailed below. By comparison, in justifying their request, the applicant merely states on its application they believe their practical difficulty is "never being able to operate in the City of Hopkins again without the granting of their variance request."

1. Is variance in harmony with purposes and intent of the ordinance?

Finding: The requested variance is not in harmony with the purpose and intent of the zoning ordinance. The City's *Supplemental Data for Variance* form asks applicants to specify the section of the ordinance from which a variance is sought. In response to this question, the applicant listed the entire Ordinance No. 2017-1125, which includes all of the specific conditional use permit standards for pawnshops. As stated above, two particular standards contained in the City's zoning ordinance expressly prohibit this use in the location requested. Ignoring these standards has the practical effect of eliminating these standards and changing pawnshops from a conditional to a permitted use circumventing the City zoning authority to determine the appropriate location and development regulations for this type of use in Hopkins.

2. Is the variance consistent with the comprehensive plan?

Finding: The requested variances is inconsistent with the comprehensive plan. The 2030 Comprehensive Plan's Future Land Use Map guides the subject property as Commercial.

Chapter 4 of the 2030 Comprehensive Plan details the City's land use plan and includes a set of overall goals that provide a framework for land use initiatives in Hopkins. Of these goals, the most applicable to this variance request is:

Maintain appropriate transitions between land uses. Hopkins is a fully developed community and will likely see new development through redevelopment initiatives. The City will work to ensure appropriate transitional uses and buffering between new and existing land uses.

One of the ways the City's zoning regulations seeks to implement this goal in relation to pawnshops is by requiring minimum separation distances between pawnshops and other uses such as other pawnshops, residential or institutional uses or districts and off-sale liquor. Granting the requested variance and allowing a pawnshop use at the subject property would violate the minimum separation standards from the single family residential zone to the north just across the alley and the institutional use to the southeast across Mainstreet (Chesterton Academy).

The Land Use and Development chapter goes on to state the City regards the preservation and protection of its existing residential neighborhoods as one of its most important priorities. The City will work to protect land use patterns that continue to support single family homes. In order to address residential land use patterns, the comprehensive plan provides the following implementation strategies, all of which support staff's recommendation to deny the requested variance.

- Work to protect the integrity and long-term viability of its low-density residential neighborhoods and strive to reduce the potential negative effects of nearby commercial or industrial land through zoning, site plan reviews, and code enforcement.
- Ensure that the infilling of vacant parcels and the rehabilitation of existing developed land will be in accordance with uses specified in the Comprehensive Plan.
- Ensure that incompatible land uses will be improved or removed where possible and the land reused in conformance with the Comprehensive Plan.
- Work to assure strong and well-maintained neighborhoods.

3. Does proposal put property to use in a reasonable manner?

Finding: The proposal does not put the property to use in a reasonable manner. As detailed in the Background section above, in 2017 the City Council enacted a moratorium on pawnshops, currency exchanges and coin dealers to give City staff sufficient time to study these uses and evaluate various options for regulation. The result of this review was adoption of Ordinance 2017-1125 which established pawnshops as a conditional use in the B-3 and B-4 district, subject to certain standards. Approving the applicant's variance request would have the practical effect of waiving these standards and using the property in an unreasonable manner.

4. Are there unique circumstances to the property not created by the landowner?

Finding: There are not unique circumstances to the property that were not created by the landowner that support granting the requested variance. Under this standard, the applicant must

demonstrate the issues that prevent them from using the subject property as a pawnshop were caused by circumstances unique to the property and were not caused by them. The applicant does not provide, and staff cannot find, any evidence supporting a position that there are unique circumstances to the subject property not created by the landowner that prevent them from meeting the zoning regulations for pawnshops.

5. Will the variance, if granted, alter the essential character of the locality?

Finding. Granting the requested variance would alter the essential character of the surrounding area. Chapter 4 of the 2030 Comprehensive Plan provides more detailed land use planning in 8 planning districts. The subject properties are located in Planning District 8 – Downtown Hopkins. The residential neighborhood directly north of the subject properties is located Planning District 2 – Central Hopkins.

The Narrative for Planning District 2 states this district needs to be protected from outside intrusions that might threaten the integrity of the existing low density neighborhoods. Potential intrusions are most likely to occur on the common boundary between Planning District #8 and Planning District #2. Staff finds granting the requested variance would be inconsistent with this portion of the 2030 Comprehensive Plan and alter the essential character of the surrounding neighborhood.

ALTERNATIVES

1. Recommend approval of the requested variance. By recommending approval of the application, the City Council will consider a recommendation of approval. Should the Planning & Zoning Commission consider this option, it must also identify specific findings that support this alternative.
2. Recommend denial of the requested variance as recommended by staff. By recommending denial of the variance application, the City Council will consider a recommendation of denial.
3. Continue for further information. This item should be continued if the Planning & Zoning Commission finds that further information is needed.

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

PLANNING & ZONING COMMISSION RESOLUTION 2020-03

**RESOLUTION RECOMMENDING THE CITY COUNCIL DENY THE VARIANCE
REQUEST FROM ROBIN FRANKS WITH PAWN AMERICA, LLC
FOR THE PROPERTIES LOCATED AT 1409 (PID 24-117-22-32-0099) AND 1413
MAINSTREET (PID 24-117-22-32-0100)**

WHEREAS, the City of Hopkins (the “City”) is a municipal corporation, organized and existing under the laws of the State of Minnesota; and

WHEREAS, Robin Franke with Pawn America, LLC (the “Applicants”) was authorized by the fee owner to apply for this application for the properties at 1409 & 1413 Mainstreet legally described below:

Lots 12, Block 73 of West Minneapolis 2nd Division, Hennepin County, Minnesota.

And

Lots 13 & the East ½ of Lot 14, Block 73 of West Minneapolis 2nd Division, Hennepin County, Minnesota. (Together the “Properties”); and

WHEREAS, the Properties are zoned B-3, General Business District; and

WHEREAS, the City has adopted a zoning ordinance and other official controls for reasons that include, but are not limited to, protecting the character of properties and areas within the community, promoting the proper use of land and structures, fixing reasonable standards to which buildings, structures and land must conform for the benefit of all, and prohibiting the use of buildings, structures and lands in a manner which is incompatible with the intended use or development of lands within the specified zones; and

WHEREAS, Ordinance 2017-1125 details the zoning regulations for Pawnshops; and

WHEREAS, pursuant to the aforementioned code provisions, the Applicant has made a request to the City for a variance from Ordinance 2017-1125;

WHEREAS, pursuant to Minnesota Statutes, section 462.357, subd. 6(2), “[v]ariations shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variations are consistent with the comprehensive plan. Variations may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.”; and

WHEREAS, on June 23, 2020, pursuant to the procedural requirements contained in Article III, Section 102-91 of the City Code, the Hopkins Planning and Zoning Commission (the “Commission”) held a public hearing on the Applicant’s requested variance and all persons present were given an opportunity to be heard. The Commission also took into consideration the written comments and analysis of City staff; and

WHEREAS, based on a review of the Applicant’s request and their submissions, the written staff report, and after careful consideration of all other written and oral comments concerning the requested variances, the Commission makes the following findings of fact with respect to the aforementioned criteria provided in Minnesota Statutes, section 462.357, subd. 6(2):

1. Is variance in harmony with purposes and intent of the ordinance?

Finding: The requested variance is not in harmony with the purpose and intent of the zoning ordinance. The City’s *Supplemental Data for Variance* form asks applicants to specify the section of the ordinance from which a variance is sought. In response to this question, the applicant listed the entire Ordinance No. 2017-1125, which includes all of the specific conditional use permit standards for pawnshops. As stated above, two particular standards contained in the City’s zoning ordinance expressly prohibit this use in the location requested. Ignoring these standards has the practical effect of eliminating these standards and changing pawnshops from a conditional to a permitted use circumventing the City zoning authority to determine the appropriate location and development regulations for this type of use in Hopkins.

2. Is the variance consistent with the comprehensive plan?

Finding: The requested variances is inconsistent with the comprehensive plan. The 2030 Comprehensive Plan’s Future Land Use Map guides the subject property as Commercial. Chapter 4 of the 2030 Comprehensive Plan details the City’s land use plan and includes a set of overall goals that provide a framework for land use initiatives in Hopkins. Of these goals, the most applicable to this variance request is:

Maintain appropriate transitions between land uses. Hopkins is a fully developed community and will likely see new development through redevelopment initiatives. The City will work to ensure appropriate transitional uses and buffering between new and existing land uses.

One of the ways the City’s zoning regulations seeks to implement this goal in relation to pawnshops is by requiring minimum separation distances between pawnshops and other uses such as other pawnshops, residential or institutional uses or districts and off-sale liquor. Granting the requested variance and allowing a pawnshop use at the subject property would violate the minimum separation standards from the single family residential zone to the north just across the alley and the institutional use to the southeast across Mainstreet (Chesterton Academy).

The Land Use and Development chapter goes on to state the City regards the preservation and protection of its existing residential neighborhoods as one of its most important priorities. The City will work to protect land use patterns that

continue to support single family homes. In order to address residential land use patterns, the comprehensive plan provides the following implementation strategies, all of which support staff's recommendation to deny the requested variance.

- Work to protect the integrity and long-term viability of its low-density residential neighborhoods and strive to reduce the potential negative effects of nearby commercial or industrial land through zoning, site plan reviews, and code enforcement.
- Ensure that the infilling of vacant parcels and the rehabilitation of existing developed land will be in accordance with uses specified in the Comprehensive Plan.
- Ensure that incompatible land uses will be improved or removed where possible and the land reused in conformance with the Comprehensive Plan.
- Work to assure strong and well-maintained neighborhoods.

3. Does proposal put property to use in a reasonable manner?

Finding: The proposal does not put the property to use in a reasonable manner. As detailed in the Background section above, in 2017 the City Council enacted a moratorium on pawnshops, currency exchanges and coin dealers to give City staff sufficient time to study these uses and evaluate various options for regulation. The result of this review was adoption of Ordinance 2017-1125 which established pawnshops as a conditional use in the B-3 and B-4 district, subject to certain standards. Approving the applicant's variance request would have the practical effect of waiving these standards and using the property in an unreasonable manner.

4. Are there unique circumstances to the property not created by the landowner?

Finding: There are not unique circumstances to the property that were not created by the landowner that support granting the requested variance. Under this standard, the applicant must demonstrate the issues that prevent them from using the subject property as a pawnshop were caused by circumstances unique to the property and were not caused by them. The applicant does not provide, and staff cannot find, any evidence supporting a position that there are unique circumstances to the subject property not created by the landowner that prevent them from meeting the zoning regulations for pawnshops.

5. Will the variance, if granted, alter the essential character of the locality?

Finding. Granting the requested variance would alter the essential character of the surrounding area. Chapter 4 of the 2030 Comprehensive Plan provides more detailed land use planning in 8 planning districts. The subject properties are located in Planning District 8 – Downtown Hopkins. The residential neighborhood directly north of the subject properties is located Planning District 2 – Central Hopkins.

The Narrative for Planning District 2 states this district needs to be protected from outside intrusions that might threaten the integrity of the existing low density neighborhoods. Potential intrusions are most likely to occur on the common boundary between Planning District #8 and Planning District #2. Staff finds granting the requested variance would be inconsistent with this portion of the 2030 Comprehensive Plan and alter the essential character of the surrounding neighborhood.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Hopkins that the recitals set forth in this Resolution are incorporated into and made part of this Resolution, and more specifically, constitute the express findings of the Commission.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Planning and Zoning Commission of the City of Hopkins that based on the findings of fact contained herein, the Commission hereby recommends that the City Council of the City of Hopkins deny the Applicant's requested variance.

Adopted this 23rd day of June, 2020.

Gerard Balan, Chair

Site Location Map – 1409 & 1413 Mainstreet Pawn America Variance Request



From: [Deb Zeller](#)
To: [Jason Lindahl](#)
Subject: [EXTERNAL] Public Hearing Input
Date: Monday, June 15, 2020 4:23:43 PM

Jason,

Thanks for reaching out and allowing us to respond remotely.

Hopkins has a beautiful Mainstreet. It consists mainly of small, independent business with very few chain businesses. I think that is one of the things that makes our town so charming. My business, Zeller Studio, is a Mainstreet business that is proud to have moved from the North Loop in Minneapolis to Hopkins. My goal is to work hard keeping my little piece of Mainstreet classy and a joy for both our residents and visitors to our fine city.

Pawn America Minnesota, LLC is not a good fit for Mainstreet or within 200 feet of a residential district. We have a great Ordinance and I would be very disappointed if it is not upheld.

Thank you for your consideration,

Deb Zeller
952-201-8583
Zeller Studio
1421 Mainstreet
Hopkins, MN 55343

From: noreply@civicplus.com
To: [Courtney Pearsall](#); [Jason Lindahl](#)
Subject: [EXTERNAL] Online Form Submittal: Planning & Zoning Commission Virtual Meeting Participation
Date: Saturday, June 13, 2020 9:43:08 AM

Planning & Zoning Commission Virtual Meeting Participation

Due to the technical requirements associated with virtual meetings, we strongly encourage you to provide your question/comment prior to the meeting in one of two ways listed below:

- Via the question/comment box on this form*
- Via phone at 952-548-6342 during normal business hours (8 a.m. - 4:30 p.m.)*

All comments must be submitted by noon on June 23 in order to be included.

If, despite technical difficulties, you want to make your comment online or via phone during the meeting, please check the box at the bottom of the form, provide your email and phone number, and someone will be in contact with you with further instructions.

| | |
|---------------|-------------------------|
| First Name | Elyssa |
| Last Name | McIntyre |
| Address | 25 15th Ave N |
| City | Hopkins |
| State | MN |
| Zip Code | 55343 |
| Phone Number | 9529356486 |
| Email Address | historyiscool@gmail.com |

Question/Comment
(will be read at
meeting)

I'd like to object to giving a variance for a potential Pawn Shop on Main Street for three reasons: that it is not in character with the type of business we strive for on Main Street, that the existing city ordinance is right to ban this sort of establishment, and that there is no compelling reason to advocate for this business against city regulation.

First, downtown Hopkins is a place of unique and family friendly businesses like Kiddywumpus, the Zeller Art Gallery, and Monkabeans. The city has done great work to create a friendly "artery" and put sculpture art alongside many of our unique local businesses. A Pawn Shop does not fit with this vision for

Hopkins' Main Street.

Second, city ordinances currently ban Pawn Shops or Payday loans within 200 feet of Main Street or residential housing. This is a great ordinance. Since no one is considering repealing it, why make an exception in this one case? What is the compelling argument for violating this ordinance?

Lastly, I would say that there is no reason to push for this business in this location at this point. It is true the location has been empty for some time, but that is due to the greed of the owner. My previous mechanic in this location, Hometown Auto, left after the owner raised the rent due to a perceived upcoming real estate boom caused by the completion of the light rail. I had another friend that was considering investing in the property, but again said that the price was too high for what the property was worth. This owner is greedy and has scared away opportunities for more wholesome and typical Hopkins business that could fit into this location without a variance.

I want to provide verbal comment during the meeting: *Field not completed.*

Email not displaying correctly? [View it in your browser.](#)

From: [Jeff Carriveau](#)
To: [Jason Lindahl](#)
Subject: [EXTERNAL] Pawn America zoning variance
Date: Thursday, June 18, 2020 11:01:14 AM

Good Morning,

I'm writing to voice my opinion against any sort of zoning variance for Pawn America. Pawn shops and check cashing businesses are a black eye on a community. They attempt to take advantage to the disadvantaged and bring in a percentage of unsavory clientele. As a resident of Hopkins for 15+ years I've watched as this community has thrived and has kept main street and the neighborhoods as diverse places that people can be proud of. Allowing a pawn shop a variance is a step in the wrong direction.

Sincerely,
Jeff and Megan Carriveau
14 14th Ave N
952-356-5709

Get [Outlook for iOS](#)

From: [Laurel Lungstrom](#)
To: [Jason Lindahl](#)
Subject: [EXTERNAL] Pawn America
Date: Tuesday, June 16, 2020 8:47:21 AM

To whom it may concern,
I do not think bringing in Pawn America on our quaint main street would fit. Downtown Hopkins has been doing an amazing job updating the look and feel of a small town atmosphere. As a business owner, I would be disappointed with this variance.

Sincerely,
Laurel Lungstrom

Laurel Lungstrom
Owner
Anoka, MN 55303
Phone: 763-427-0531
Fax: 763-427-6096
Hopkins:952-933-4500
Fax: 952-933-7294
email: Laurel@anokamerrymaids.com

merry maids

From: [RANDY LEVY](#)
To: [Jason Lindahl](#)
Subject: [EXTERNAL] Fwd: Pawn America
Date: Tuesday, June 16, 2020 7:45:40 AM

- > Seems like it's basically authorizing a gun dealer
- > To locate On Main Street within 200 Feet Of residential. Trading guns is typical pawn business.
- >
- > I am at 1315 Mainstreet and think that is really lame development idea.
- >
- > Feel Free To call
- >
- > Please Add My comments to Hopkins virtual Meeting. And please Share w council members.
- >
- > Thank you.
- >
- > Rand Levy
- > 6128898776 cell

From: [Sue Gallucci, LICSW, Psychotherapist/Life Coach](#)
To: [Jason Lindahl](#)
Subject: [EXTERNAL] Pawn America = Please do not let them in!
Date: Friday, June 12, 2020 4:19:13 PM

Hi Jason,

Hope you are doing well? I feel very strongly against letting them in. We will already be incurring the negative impact of all the riffraff the light rail will be bringing into Hopkins. If we add a Pawn Shop and all the shady characters that attracts = Not good at all! When I moved here 3 years ago and told people I had moved to Hopkins, they'd say, with a grimace saying "Oh Hopkins, well, I hear it's getting better?!"

Apparently Hopkins use to be really scroungy and kinda shady. As it is there are already so many empty storefronts from the east end all the way to the west end of Mainstreet. If you add a pawn shop you will just loose the grip we have on continuing to improve Hopkins. Plus we alter the Ordinance this one time then it will open the door to other similar business's and then there goes Hopkins. Please do not do this!!!! Please!

Sue Gallucci, LICSW, Psychotherapist and Life Coach
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Zoning Code Text Amendment Related to Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers

Proposed Action

Staff recommends the following motion: Move to adopt Resolution 2017-069, recommending approving an ordinance amending Sections 515.07 (Definitions) and 535 (Business Districts) of the City Code related to zoning standards for Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers.

Overview

This application was initiated by staff to update the City’s zoning regulation for Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers. This memo reviews the City’s legal authority for this type of application, the proposal’s consistency with the Comprehensive Plan, the proposed zoning standards and potential non-conformity issues. Based on the findings made below, staff recommends approval of this request. Should the City approve the proposed zoning code text amendment, it would:

1. Establish new zoning definitions for “Pawnshops” and “Payday Loan Agencies.”
2. Reorganize Pawnshops, Currency Exchanges and Coin Dealers into more appropriate zoning categories and reclassify Pawnshops and Coin Dealers from permitted to conditional uses.
3. Establish Payday Loan Agencies as a new, distinct use.
4. Revise conditional use standards for Currency Exchanges.
5. Establish new conditional use standards for Pawnshops, Payday Loan Agencies and Coin Dealers.

Primary Issues to Consider

- Consistency with the Comprehensive Plan
- Zoning Standards
- Potential Non-Conformity Issues

Supporting Documents

- Resolution 2017-069
- Ordinance 2017-1125
- Zoning Map

Jason Lindahl, AICP
City Planner

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|---|
| Financial Impact: \$ _____ N/A _____ Budgeted: _____ Y/N _____ Source: _____ Related Documents (CIP, ERP, etc.): _____ Notes: _____ |
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Background

In January 2017, the City Council approved a one-year moratorium on pawnshops, currency exchanges and coin dealers to give City staff sufficient time to study these uses and evaluate various options for regulation. This moratorium was put in place in part because Metro Transit plans to extend the Metro Green Line through Hopkins and, as part of this project, will acquire the City's only pawnshop. This will likely facilitate this business relocating to another site within the community. As a result, the City believes this is the appropriate time to review the development regulations for these businesses.

During their regular May and June meetings, the Planning & Zoning Commission reviewed the zoning and licensing standards for pawnshops, currency exchanges and coin dealers for Hopkins, selected metropolitan communities and the State of Minnesota. During that discussion, staff reviewed each of these regulations and asked the Commission for comments on appropriate zoning districts, classification (permitted vs. conditional use), and standards (separation, number per population, storefront appearance, etc.). Commissioners' comments included: St. Louis Park provided the best model for zoning and licensing standards; with the possible exception of coin dealers, these uses should be eliminated from the B-2 zoning district and along Mainstreet; change zoning districts where practical or mandate CUP; City licensing standards should address business operation not zoning standards; the City Council should consider whether Hopkins should require a city license for these uses in addition to the state licensing requirements.

Based on this discussion, staff prepared draft zoning regulations for these uses and presented them to the City Council during their September 12, 2017, work session. The City Council was generally supportive of the draft regulations, agreed to maintain city licensing for pawnshops but state licensing for the other uses, and suggested the Planning & Zoning Commission consider limiting the number of these uses in Hopkins based on population. The Council then directed staff to hold a public hearing on this item with the Planning & Zoning Commission before bringing it back to the City Council for final action.

Planning & Zoning Commission Action

The Planning & Zoning Commission held a public hearing to review this item during their regular meeting on October 24, 2017. During the public hearing, the Commission heard a summary presentation from staff and no comments from the public. Staff noted the proposed zoning changes were provided to Pawn America and they have not provided comment. Overall, the proposed zoning changes will bring most of the existing businesses closer to compliance. After some discussion, the Commission decided to not add a provision limiting the number of these businesses based on population. The Commission then voted unanimously to recommend the City Council approve this item.

Primary Issues to Consider

Legal Authority. Zoning Code amendments are legislative actions in that the City is creating new standards to regulate the development of certain types of uses and/or structures. Under the law, the City has wide flexibility to create standards that will ensure the type of development it desires; however, zoning regulations must be reasonable and supported by a rational basis relating to promoting the public health, safety and welfare.

Consistency with the Comprehensive Plan. The proposed zoning ordinance text

amendment would update the City's zoning regulation for Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers. Staff finds the proposed changes consistent with the applicable goals and implementation strategies from the Comprehensive Plan. The applicable goals or implementation strategies from the Comprehensive plan, along with staff's findings for each, are detailed below.

1. **Protect and Enhance Downtown Hopkins**

Findings: The Comprehensive Plan identifies eight primary goals to guide future development in Hopkins. The most applicable goal to this application is to "protect and enhance downtown Hopkins." The proposed zoning changes would meet this goal by prohibiting Pawnshops, Payday Loan Agencies, Currency Exchanges or Coin Dealers in the B-2, Central Business district, or on properties in the B-3 district along Mainstreet. Overall, the proposed zoning changes move these uses to more compatible areas in the B-3 and B-4 districts where there are larger commercial areas along higher capacity roads.

2. **Review and Update Zoning and Subdivision Regulations**

Findings: In addition to the eight primary goals, the Comprehensive Plan identifies strategies to implement these goals. Specifically, the Comprehensive Plan identifies the implementation strategy to review and update the City's zoning and subdivision regulations. Updating the zoning regulations for Pawnshops, Payday Loan Agencies, Currency Exchanges or Coin Dealers will detail the specific standards necessary to implement the City's goal to protect and enhance downtown.

Zoning Standards. The proposed zoning ordinance text amendment would make five changes to the zoning standards for Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers. These changes are consistent with the goals and implementation strategies of the Comprehensive Plan and will protect the health, safety and general welfare of the community by clarifying definitions, reorganizing and reclassifying these uses, updating conditions for Currency Exchanges and establishing new conditions for Pawnshops, Payday Loan Agencies and Coin Dealers. Each of the five proposed changes is detailed below.

1. Establish new zoning definition for Pawnshops and Payday Loan Agencies. Currently, the zoning ordinance does not define either of these uses. In addition, staff found there is often confusion between these uses and Currency Exchanges. Staff recommends establishing the following definitions for these uses which are consistent with the definitions used in state licensing statutes and surrounding communities.

Pawnshop: A facility where money is loaned based on the value of goods deposited at the facility by the borrower of the money, which goods are held by the lender of the money occupying the facility as collateral for the loan. Items held by the lender which are not redeemed by a borrower may be put up for sale at the facility to the general public. The term pawnshop includes a facility where all or any part of the pawnshop activities are conducted.

Payday Loan Agency: Any business that has as its primary activity the providing of short-term loans for the borrower's own personal, family, or household purpose which are usually for a period of forty-five (45) days or less. Payday loan agencies do not include banks.

2. Reorganize Pawnshops, Currency Exchanges and Coin Dealers into more appropriate zoning categories and reclassify Pawnshops and Coin Dealers from permitted to conditional uses. Pawnshops are currently a permitted use in the B-2 and B-3 districts; however, the only existing pawnshop in Hopkins (Pawn America located at 168 Blake Road North) is located in the B-4 district. Similarly, Currency Exchanges are currently a conditional use in the B-2 district, but the two existing uses (Casablanca Market at 716 - 11th Avenue South and the US Grocery & Tobacco store at 520 Blake Road North) are both located in the B-3 district. Therefore, reorganizing Pawnshops from a permitted use in the B-2 and B-3 districts to a conditional use in the B-3 and B-4 districts and moving Currency Exchanges from conditional use in the B-2 district to a conditional use in the B-3 and B-4 districts will make these existing uses conforming. There are no existing commercial Coin Dealers in Hopkins (only one that operates as a home occupation), so reorganizing Coin Dealers from a permitted use in the B-1 and B-2 districts to a conditional use in the B-3 and B-4 districts will not impact an existing business. Reorganizing these uses will also help achieve the City's goal to protect and enhance Downtown Hopkins while allowing these uses in zoning districts more consistent with their business needs and separating them from other incompatible land uses.
3. Establish Payday Loan Agencies as a new, distinct use. Currently, the zoning ordinance does not address this use. This use is becoming more common and has both similar and different characteristics to both Pawnshops and Currency Exchanges. Based on its characteristics, staff finds Payday Loan Agencies should be classified as a conditional use in the B-3 and B-4 districts.
4. Revise conditional use standards for Currency Exchanges. Changes to these standards are necessary to bring the existing currency exchange uses closer to compliance with the zoning ordinance while still maintaining the City regulatory goals. The proposed zoning changes are detailed in the attached draft ordinance and include:
 - Prohibiting this use on properties in the B-3 district that abut Mainstreet.
 - Removing separation requirements from both residential and off-sale liquor uses. The two existing currency exchange uses do not meet these standards, and staff believes they are not necessary.
 - Revising window transparency standards.
 - Prohibiting outdoor storage, display or sales.
 - Requiring these businesses to obtain and maintain a State of Minnesota license.
5. Establish new conditional use standards for Pawnshops, Payday Loan Agencies and Coin Dealers. Reclassifying Pawnshops and Coin Dealers from permitted to conditional uses and establishing Payday Loan Agencies as a conditional use requires establishment of specific conditional use standards. As previously directed by the Planning & Zoning Commission and City Council, staff drafted these standards based on the City's standards for Currency Exchanges as well as those standards used by the City of St. Louis Park. These standards are detailed in the attached draft ordinance and require these uses:
 - Are at least one thousand (1,000) feet from another pawnshop, payday loan agency, or coin dealer.
 - Are at least two hundred (200) feet from any residential or institutional use or district.

- Are at least three hundred fifty (350) feet from an off-sale liquor establishment.
- Are prohibited in the B-3, General Business District, along Mainstreet.
- Do not have back-lighted signs, back-lighted awnings, portable signs, temporary signs or freestanding signs.
- Have clear, transparent glass, free of obstruction for at least three feet into the store.
- Do not cover more than 30 percent of the window area.
- Do not have bars, chains or similar security devices that are visible from a public street or sidewalk.
- Take place completely within an enclosed building. Outdoor storage, display or sales are prohibited.
- Obtain and maintain a City of Hopkins and/or State of Minnesota license.

Nonconformities. As with any change to the City's regulations, this zoning ordinance text amendment has the potential to create sites that are non-conforming or do not meet the new proposed standard. According to Minnesota Statute 462.357, Subdivision 1e., legal nonconformities generally have a statutory right to continue through repair, replacement, restoration, maintenance, or improvement, but not through expansion. These rights run with the land and are not limited to a particular landowner. If the benefited property is sold, the new owner will have the same rights as the previous owner. As mentioned above, many of the proposed changes will bring these uses closer to compliance while still maintaining the City's regulatory goals.

Alternatives

1. Approve the proposed Zoning Code text amendment related to Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers. By recommending approval, the City Council will approve new zoning standards for these uses.
2. Deny the proposed Zoning Code text amendment related Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers. By denying this request, the existing standards for these uses will remain in effect. If the City Council considers this option, findings will have to be identified that support this alternative.
3. Continue for further information. If the City Council indicates that further information is needed, the item should be continued.

CITY OF HOPKINS
Hennepin County, Minnesota

RESOLUTION NO. 2017-069

A RESOLUTION APPROVING ORDINANCE 2017-1125 AMENDING SECTIONS 515.07 AND 535 OF THE CITY CODE RELATED TO PAWNSHOPS, PAYDAY LOAN AGENCIES, CURRENCY EXCHANGES AND COIN DEALERS

WHEREAS, the City of Hopkins initiated an application to amend Sections 515.07 and 535 of the City Code related to zoning standards for Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers;

WHEREAS, the procedural history of the application is as follows:

1. That the City Council adopted a moratorium regarding the regulation of Pawnshops, Currency Exchanges and Coin Dealerships on January 3, 2017;
2. That an application to amend Sections 515.07 and 535 of the City Code related to zoning standards for these uses was initiated by the City of Hopkins on April 21, 2017;
3. That the Hopkins Zoning and Planning Commission reviewed and discussed this item during their regular May 23 and June 27, 2017, meetings;
4. That the Hopkins City Council reviewed and discussed this item during their September 12, 2017, work session;
5. That the Hopkins Planning & Zoning Commission, pursuant to published notice, held a public hearing on the application and reviewed such application on October 24, 2017: all persons present were given an opportunity to be heard; and,
6. That the written comments and analysis of City staff were considered; and
7. That the Hopkins Planning & Zoning Commission voted unanimously that the City Council approve this item.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hopkins hereby approves Ordinance 2017-1125 amending Sections 515.07 and 535 of the City Code related to Pawnshops, Payday Loan Agencies, Currency Exchanges and Coin Dealers based on the findings detailed in City Council Report 2017-127.

Adopted this 6th day of November 2017.

Molly Cummings, Mayor

ATTEST:

Amy Domeier, City Clerk

CITY OF HOPKINS
Hennepin County, Minnesota

ORDINANCE NO. 2017-1125

**AN ORDINANCE AMENDING SECTIONS 515.07 AND 535 OF THE CITY CODE
 RELATED TO PAWNHOPS, PAYDAY LOAN AGENCIES, CURRENCY EXCHANGE
 AND COIN DEALERS**

THE COUNCIL OF THE CITY OF HOPKINS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 515.7, Definitions, is hereby amended to add the following:

Pawnshop: A facility where money is loaned based on the value of goods deposited at the facility by the borrower of the money, which goods are held by the lender of the money occupying the facility as collateral for the loan. Items held by the lender which are not redeemed by a borrower may be put up for sale at the facility to the general public. The term pawnshop includes a facility where all or any part of the pawnshop activities are conducted.

Payday Loan Agency: Any business that has as its primary activity the providing of short-term loans for the borrower's own personal, family, or household purpose which are usually for a period of forty-five (45) days or less. Payday loan agencies do not include banks.

SECTION 2. 535 Subdivision 3, Permitted Uses, is hereby amended to add the following:

| Permitted Uses | B-1 | B-2 | B-3 | B-4 |
|---|------------|-------------------|---------------------|-------------------|
| 5. <u>Antiques-Used Goods</u> | | X | X | |
| 34. <u>Coin Dealer & Stamp</u> | X | X | (2)XKK | (2)XKK |
| 37. <u>Currency Exchange</u> | | (2)XEE | (2)XEE | (2)XEE |
| 83. <u>Pawnshops —Antiques-Used Goods</u> | | X | X-(2)XKK | (2)XKK |
| 84. <u>Payday Loan Agencies</u> | | | (2)XKK | (2)XKK |

SECTION 3. 535 Subdivision 3, Conditional Use Requirements, is hereby amended as follows:

EE) Currency Exchange provided:

1. The use shall be located at least one thousand (1,000) feet from all existing currency exchanges, secondhand goods stores, pawnshops and missions;
2. Within the B-3, General Business District, no such use shall be located on a property that has frontage on or abuts Mainstreet.
3. ~~The use shall be located at least two hundred (200) feet from a residential or institutional district;~~
4. ~~The use shall be located at least three hundred fifty (350) feet from an off-sale liquor establishment;~~

3. Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited;
4. ~~The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level;~~
4. Windows must be of clear, transparent glass and be free of obstruction for at least three (3) feet into the store. Products may be displayed in the window provided the display, including signage, does not occupy more than 30 percent of the window area.
5. ~~For new construction, at least thirty (30) percent of the first floor facade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allows views into and out of the building at eye level;~~
5. The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
6. The use shall take place completely within an enclosed building. Outdoor storage, display or sales are prohibited.
7. Conformance of all applicable licensing requirements from the State of Minnesota. In any instance where the zoning regulations and the applicable licensing requirements conflict, the more restrictive shall apply.

KK. Pawnshop, Payday Loan Agency or Coin Dealer provided:

1. The use shall be located at least one thousand (1,000) feet from another pawnshop, payday loan agency, or coin dealer.
2. The use shall be located at least two hundred (200) feet from any residential or institutional use or district.
3. The use shall be located at least three hundred fifty (350) feet from an off-sale liquor establishment.
4. Within the B-3, General Business District, no such use shall be located on a property that has frontage on or abuts Mainstreet.
5. Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
6. Windows must be of clear, transparent glass and be free of obstruction for at least three feet into the store. Products may be displayed in the window, provided the display, including signage, does not occupy more than 30 percent of the window area.
7. The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
8. The use shall take place completely within an enclosed building. Outdoor storage, display or sales are prohibited.
9. Conformance of all applicable licensing requirements from the City of Hopkins and the State of Minnesota. In any instance where the zoning regulations and the applicable licensing requirements conflict, the more restrictive shall apply.

SECTION 4. This ordinance shall take effect and be in force upon its publication, in accordance with Section 3.07 of the City Charter.

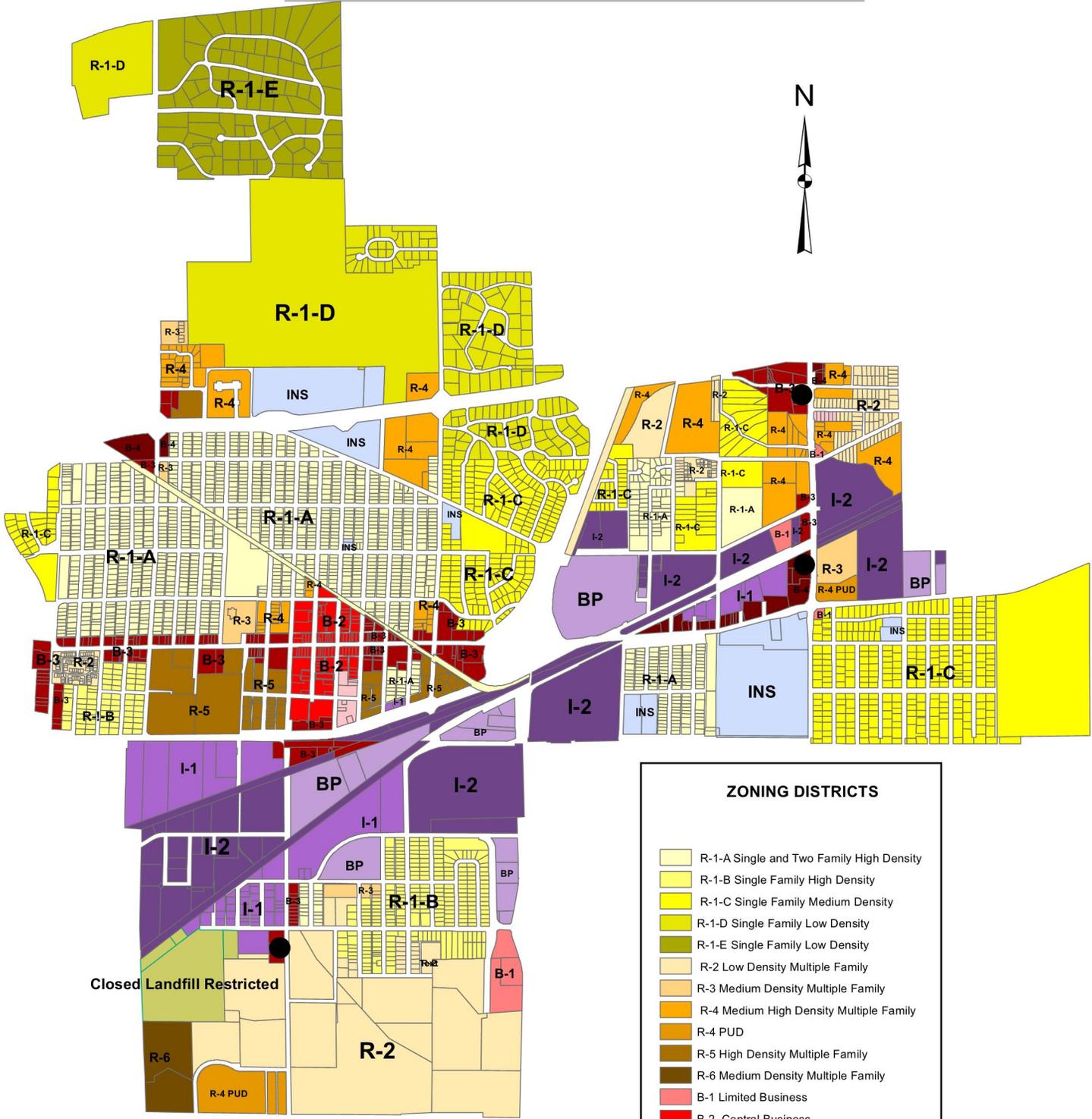
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|------------------------------|-------------------|
| First Reading: | November 6, 2017 |
| Second Reading: | November 21, 2017 |
| Date of Publication: | November 30, 2017 |
| Date Ordinance Takes Effect: | November 30, 2017 |

Molly Cummings, Mayor

ATTEST:

Amy Domeier, City Clerk

City of Hopkins Zoning Map



| ZONING DISTRICTS | |
|---|--|
| | R-1-A Single and Two Family High Density |
| | R-1-B Single Family High Density |
| | R-1-C Single Family Medium Density |
| | R-1-D Single Family Low Density |
| | R-1-E Single Family Low Density |
| | R-2 Low Density Multiple Family |
| | R-3 Medium Density Multiple Family |
| | R-4 Medium High Density Multiple Family |
| | R-4 PUD |
| | R-5 High Density Multiple Family |
| | R-6 Medium Density Multiple Family |
| | B-1 Limited Business |
| | B-2 Central Business |
| | B-3 General Business |
| | B-4 Neighborhood Business |
| | Business Park |
| | Institutional |
| | I-1 Industrial |
| | I-2 General Industrial |
| | Mixed Use |
| | Closed Landfill Restricted (CLR) |

CITY OF HOPKINS
Hennepin County, Minnesota

ORDINANCE NO. 2017-1125

**AN ORDINANCE AMENDING SECTIONS 515.07, 535 AND 543 OF THE CITY CODE
 RELATED TO PAWNSHOPS, PAYDAY LOAN AGENCIES, CURRENCY EXCHANGE
 AND COIN DEALERS**

THE COUNCIL OF THE CITY OF HOPKINS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 515.7, Definitions, is hereby amended to add the following:

Pawnshop: A facility where money is loaned based on the value of goods deposited at the facility by the borrower of the money, which goods are held by the lender of the money occupying the facility as collateral for the loan. Items held by the lender which are not redeemed by a borrower may be put up for sale at the facility to the general public. The term pawnshop includes a facility where all or any part of the pawnshop activities are conducted. Pawnshops may include payday loan agencies as an ancillary service provided the two businesses have common ownership and are physically located within the same leased or owned space.

Payday Loan Agency: Any business that has as its primary activity the providing of short-term loans for the borrower's own personal, family, or household purpose which are usually for a period of forty-five (45) days or less. Payday loan agencies do not include banks.

SECTION 2. 535 Subdivision 3, Permitted Uses, is hereby amended to add the following:

| Permitted Uses | B-1 | B-2 | B-3 | B-4 |
|--|-----|--------|---------|--------|
| 5. <u>Antiques-Used Goods</u> | | X | X | |
| 34. <u>Coin Dealer & Stamp</u> | X | X | (2)XKK | (2)XKK |
| 37. <u>Currency Exchange</u> | | (2)XEE | (2)XEE | (2)XEE |
| 83. <u>Pawnshops — Antiques Used Goods</u> | | X | X(2)XKK | (2)XKK |
| 84. <u>Payday Loan Agencies</u> | | | (2)XKK | (2)XKK |

SECTION 3. 535 Subdivision 3, Conditional Use Requirements, is hereby amended as follows:

EE) Currency Exchange provided:

1. The use shall be located at least one thousand (1,000) feet from another currency exchanges, secondhand goods stores, pawnshops and missions;
2. Within the B-3, General Business District, no such use shall be located on a property that has frontage on or abuts Mainstreet.
3. ~~The use shall be located at least two hundred (200) feet from a residential or institutional district;~~

- ~~4. The use shall be located at least three hundred fifty (350) feet from an off-sale liquor establishment;~~
3. Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited;
- ~~4. The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level;~~
4. Windows must be of clear, transparent glass and be free of obstruction for at least three (3) feet into the store. Products may be displayed in the window provided the display, including signage, does not occupy more than 30 percent of the window area.
- ~~5. For new construction, at least thirty (30) percent of the first floor facade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allows views into and out of the building at eye level;~~
5. The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
6. The use shall take place completely within an enclosed building. Outdoor storage, display or sales are prohibited.
7. Conformance of all applicable licensing requirements from the State of Minnesota. In any instance where the zoning regulations and the applicable licensing requirements conflict, the more restrictive shall apply.

KK. Pawnshop, Payday Loan Agency or Coin Dealer provided:

1. The use shall be located at least one thousand (1,000) feet from another pawnshop, payday loan agency, or coin dealer.
2. The use shall be located at least two hundred (200) feet from any residential or institutional use or district.
3. The use shall be located at least three hundred fifty (350) feet from an off-sale liquor establishment.
4. Within the B-3, General Business District, no such use shall be located on a property that has frontage on or abuts Mainstreet.
5. Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
6. Windows must be of clear, transparent glass and be free of obstruction for at least three feet into the store. Products may be displayed in the window, provided the display, including signage, does not occupy more than 30 percent of the window area.
7. The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
8. The use shall take place completely within an enclosed building. Outdoor storage, display or sales are prohibited.
9. Conformance of all applicable licensing requirements from the City of Hopkins and the State of Minnesota. In any instance where the zoning regulations and the applicable licensing requirements conflict, the more restrictive shall apply.

SECTION 4. 543.02. Permitted and Conditional Uses, is hereby amended as follows:

| Commercial | UN (Blake) | DT (8th Ave) | CTC (Shady Oak) |
|-----------------------|-----------------------|------------------------------------|----------------------------|
| 20. Currency Exchange | X(b) | X(b) | |
| 51. Pawnshops | X | X | |

Conditional Uses

~~b. Currency Exchange~~

- ~~1. The use shall be located at least one thousand (1,000) feet from any other currency exchanges, secondhand goods stores, and pawnshops.~~
- ~~2. The use shall be located at least three hundred fifty (350) feet from an off sale liquor establishment.~~
- ~~3. Back lighted signs, back lighted awnings, portable signs, temporary signs and freestanding signs are prohibited.~~

SECTION 5. This ordinance shall take effect and be in force upon its publication, in accordance with Section 3.07 of the City Charter.

First Reading: November 6, 2017
Second Reading: November 21, 2017
Date of Publication: November 30, 2017
Date Ordinance Takes Effect: November 30, 2017


Molly Cummings, Mayor

ATTEST:


Amy Domeier, City Clerk



Blake Road Station Concept Plan Review

Proposed Action: As a concept review, this application does not require formal action by the City. Rather, the applicant requests feedback on the proposals so they can work toward preparing a future, formal submittal. Any comments provided shall be for guidance only and not be considered binding upon the City regarding any future, formal application. Key items for the City to consider when reviewing this application include:

- Should the City consider rezoning the property from B-4, Neighborhood Business and I-1, Industrial to Mixed Use?
- Should the City consider using a Planned Unit Development (PUD) to allow deviation from the zoning standards? If so, what would the City look for in exchange for the PUD?

Overview

The applicant, Bryan Farquhar of Trilogy Real Estate Group, requests concept plan review of Blake Road Station, a 3 phase mixed use residential and commercial development proposed for the northwest quadrant of Excelsior Boulevard and Blake Road just south of the future Blake Road light rail transit station. As proposed, Blake Road Station would redevelop the existing Hopkins Commerce Center strip commercial development into 3 separate 7-story buildings totaling 752 residential units and 11,035 square feet of commercial space. This report summarizes the concept proposal, reviews the proposal against the Mixed Use district development standards and outlines a likely formal review process.

Primary Issues to Consider

- Background
- Public Comments
- Subdivision Review
- Land Use & Zoning Review
- Engineering & Fire Department Comments
- Potential Review Process

Supporting Documents

- Development Team Experience
- Concept Plans
- Exterior Materials Summary
- Stormwater and Subdivision Summary
- Engineering & Fire Dept. Comments
- Hennepin County Comments
- Southwest LRT Project Office Comments
- Public Comments

Jason Lindahl, AICP
City Planner

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| Financial Impact: \$ <u> N/A </u> Budgeted: <u> </u> Y/N <u> </u> Source: _____ Related Documents (CIP, ERP, etc.): _____ Notes: _____ |
|--|

BACKGROUND

City Council Review. Typically, the Planning & Zoning Commission reviews concept plan applications before the City Council. However, given the size and scope of the applicant's concept plan, staff thought it appropriate to share this plan with the City Council first. The City Council reviewed this item on June 16 and offered the following comments:

- The City Council generally supported the concept plan, rezoning to mixed use and use of a Planned Unit Development (PUD).
- In exchange for the PUD, the applicant must detail how they intend to provide a higher quality development or meet other City goals. Items the applicant could focus on include enhanced architecture, pedestrian and bicycle, sustainability, energy conservation, renewable energy, and public art elements.
- The applicant should add additional commercial space to offset the loss the existing commercial space. This space should focus on neighborhood serving uses.
- The applicant should explore incorporation of affordable residential and commercial space into the project including larger apartment units with 3-4 bedrooms.
- The applicant should revise their plans to meet the City's exterior building materials, façade and building orientation standards.
- All 3 buildings should provide "360 degree architecture" with active street fronts on the ground level and pedestrian scaled architecture for at least the first 2 levels.
- Given the site's location adjacent to the Blake Road light rail transit station, pedestrian and bicycle access to and through this site will be essential. The applicant shall revise their plans to meet or exceed the City's landscaping, streetscape, bicycle, sidewalk and trail standards.
- The applicant shall conduct a Travel Demand Management study as required by the Mixed Use District and Hennepin County.

Existing Site. The 6.4 acre subject property was re-platted as Lots 1, 2 & 3, Hopkins Commerce Addition in July of 1992. However, the buildings on each of these lots were built much earlier. Lot 1 contains a 44,000 square foot building constructed in 1954 (Goodwill and vacant space). Lot 2 contains a 25,000 square multitenant strip commercial building constructed in 1957. And Lot 3 contains a 26,000 square foot multitenant strip commercial building constructed in 1959. The multitenant strip commercial buildings contain a variety of neighborhood serving retail and service uses.

Project Summary. According to the applicant, the Blake Road Station project will redevelop 6.4 acres of land located at the intersection of Excelsior Boulevard and Blake Road South. Trilogy Real Estate Group is working with the City of Hopkins to develop the site in a three phase, multi-modal transit-oriented development adjacent to the Blake Road Southwest LRT Station. Each phase will build upon the improvements of the previous phase and will ultimately result in an increasingly connected, pedestrian friendly, and transit focused community. The project will add to the mix of housing choices for area residents, providing a new opportunity to live immediately adjacent to the light rail transit station. Area businesses will be supported by more than 800 new neighbors who will eventually call this location their home.

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contrast, the development team is proposing a transformed site that emphasizes a neighborhood scale of connected streets, with traffic calming measures and pedestrian features that will significantly improve the aesthetic of the Gateway to the City of Hopkins.

The project vision includes extensive pedestrian improvements for the area, including sidewalk connections through the site that do not exist today. Ample boulevards and a rhythm of deciduous street trees are anticipated and would provide a human scale canopy year-round. The trees' summer shade reduces the heat island effect, creating a comfortable microclimate when needed most. Both the trees and parallel parking zones will help to create visible friction that will successfully reduce driving speeds to provide a safer environment for people, bikes, and drivers. The pedestrian zone along Excelsior Boulevard and Blake Road expands to a width suitable for public street furniture including benches, planters, and bike racks.

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Amenity courtyards and balconies extend living spaces to the outdoors while improved sidewalks and connections encourage active lifestyles for residents. With close proximity to the

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PUBLIC COMMENTS

As a concept plan review, no public hearing is required. However, the City did require the applicant to hold a virtual neighborhood meeting. The applicant mailed invitations to property and business owners within 350' of the subject property (the same notification distance as a public hearing). A summary of the comments received to date is attached along with individual comments when they were also provided to the City. These comments focus on the following topics:

- Business displacement and a need to incorporate affordable neighborhood serving commercial uses.
- Need for affordable and larger apartment units with 3-4 bedrooms
- The importance of pedestrian scaled architecture
- The importance of pedestrian and bicycle access to and through the site

SUBDIVISION REVIEW

To facilitate the proposed concept plan, the applicant will need to go through the subdivision process including preliminary and final plat. Subdivision will be necessary to insure each proposed building will fit on each lot, to dedicate right-of way necessary for public roads, sidewalk/trails and pedestrian streetscape (see Engineering and Fire Department comments below). Because this project is along a county road, Hennepin County also has plat review authority.

With any subdivision, the City has the ability to collect park dedication in the form of land or a fee-in-lieu. The standard park dedication fee for multiple family residential subdivisions is \$3,000 per unit while the commercial fee is an amount equal to five (5) percent of the fair market value of the commercial land as estimated by the county assessor. Park dedication fees are typically due with final plat approval.

LAND USE & ZONING REVIEW

The land use and zoning section reviews the concept plans against the goals and policies in the comprehensive plan (both 2030 and draft 2040) as well as the specific zoning standards of the Mixed Use district. Staff's review and findings related to each standard are provided below.

Land Use. The Subject property is guided Mixed Use by the 2030 Comprehensive Plan. According to the 2030 Comprehensive Plan, the Mixed Use category is intended to capture anticipated redevelopment initiatives associated with the proposed LRT stations. The density range for this category establishes a minimum threshold of 30+ units per acre. It is assumed the mixed use category will develop at 60% residential and 40% commercial. The applicant's concept plan illustrates a residential density of 109 units per acre, which is consistent with the Mixed Use category standards; however, it falls short of the commercial space percentage

standard.

By comparison, the 2040 Comprehensive Plan Update – Cultivate Hopkins guides this property as Activity Center. Activity Centers surrounds and supports the planned Blake Road and Shady Oak light rail stations along the Southwest LRT Green Line Extension. These areas will include moderate to high density mixed use development designed to complement and enhance the existing development pattern in these areas and support the public investment in transit. The Activity Center areas are expected to experience significant reinvestment and redevelopment to absorb a substantial portion of the city’s anticipated future growth.

Development in the Activity Center areas is expected to be medium to larger scale neighborhood and regional uses with an approximate mix of 75% residential and 25% commercial. Densities in these areas will typically range from 20-60 units per acre, with 75-150 units per acre within ¼ mile of an LRT station platform. The applicant’s concept plan illustrates a residential density of 109 units per acre, which is consistent with the Activity Center category standards; however, it falls short of the commercial space percentage guideline.

Zoning Review. The subject property is zoned both B-4, Neighborhood Business and I-1, Industrial. Based on the goals and policies of the 2030 Comprehensive Plan and project needs, the applicant anticipates requesting rezoning to the Mixed Use District. These standards and staff’s findings for each are detailed below.

Height. The Blake Road Station Area height standard is 3-4 stories for residential structures and 5-6 stories for mixed use buildings. The concept plan calls for all three sites to have 7-story buildings exceeding the zoning standards.

Floor to Area Ratio (FAR). Floor to area ratio (FAR) is a measurement of density calculated by dividing the floor area of a building by the lot area of the parcel on which the building is located. In the Blake Road Station Area, the FAR standard is a minimum of 2 and a maximum of 3 for residential buildings and a minimum of 3 and a maximum of 5 for mixed use buildings. According to the applicant’s plans, the FAR for this project is 2.96 on Site A, 2.33 on Site B and 2.3 on Site C. As a result, Sites A and C meet the FAR standard while Site B falls below it.

Setbacks. Setback standards for the Blake Road Station Area are listed below. The applicant’s plans do not provide detailed setback information. The applicant shall examine their plans to insure compliance with these setback standards or request specific deviations through the Planned Unit Development (PUD) process.

| Setback Standards for the Blake Road Station Area | | |
|--|--------------------|---------------|
| Setback | Residential | Office |
| Front (Along Blake & Excelsior) | 15’ – 25’ | 5’ – 15’ |
| Side | 10’ | 10’ |
| Rear | 10’ | 10’ |

Off-Street Parking & Travel Demand Management. Parking within the Mixed Use District must be located in multi-level structures or in shared parking lots where feasible and with approval of the City. The following requirements will apply to all permitted uses located within the Mixed Use District if a travel demand management or shared parking study has not been completed and approved by the City Council.

- Residential buildings require a minimum of one enclosed parking stall per unit and one guest stall per 15 units.
- All uses other than residential shall require a parking study to determine the necessary parking required.
- Commercial, office or retail development five (5) acres or larger or residential developments 100 units and larger require a travel demand management study. Off-street parking requirements may be reduced subject to approval by the City Council, where a TDM plan, parking and transportation study is submitted. The TDM plan, parking and transportation study is conducted in accordance with accepted methodology approved by the City staff, prepared by an independent traffic engineering professional under the supervision of the City, and paid for by the applicant. These plans must address the transportation impacts of the development and proposed TDM mitigating measures and show that parking demand will be decreased by access to nearby transit. Where a TDM plan is approved, a properly drawn legal instrument, executed by the parties concerned, must be filed on the property in the Recorder’s or Register’s Office of Hennepin County.
- Where practicable, ingress and egress from parking must be from side streets or alleys.

Based on the size and uses proposed in the development, a travel demand management study is required. Hennepin County also calls for this type of study (see comments below). A preliminary review of the residential portion of the proposed development finds it exceeds the residential and guest parking requirements for the Mixed Use District. Parking for the commercial space will be evaluated through the Travel and Demand Management Study.

Bicycle Parking. The applicant’s plans do not include information about bicycle parking. The applicant shall revise their plans to meet the bicycle parking requirements of the Mixed Used District. These standards include:

- Bicycle parking facilities must be provided for all office and multi-family structures and freestanding commercial uses.
- Bicycle parking facilities must be located in a well-lighted area.
- All bicycle racks, lockers, or other facilities must be securely anchored to the ground or to a structure.
- All required bicycle parking must be located within 50 feet of central or well-used building entrances.
- The required number of bicycle parking spaces will be based on the following:

| Mixed Use District Bicycle Parking Standards | | |
|---|--|---|
| Use | Long Term | Short Term |
| Multifamily Residential | 1 per 2 Units | 1 per 20 Units |
| Retail | 0.5 Space per Employee | 0.5 Spaces per 1,000 Square Feet of Net Building Area |
| Office | 0.25 Spaces per 1,000 Square Feet of Net Building Area | 1 per 40,000 Square Feet of Net Building Area |
| Park & Ride Facility | 10 Spaces per Acre | 10% of Parking Stalls |

Shadow Study. The Mixed Use district requires a shadow study for all buildings four stories or higher. The applicant’s plans do not provide a shadow study. A shadow study shall be included in with their formal applications.

Exterior. The Mixed Use district requires the primary exterior treatment of walls facing a public right-of-way or parking lot on a structure shall be brick, cast concrete, stone, marble or other material similar in appearance and durability. Regular or decorative concrete block, float finish stucco, EIFS-type stucco, cementitious fiberboard, or wood clapboard may be used on the front façade as a secondary treatment or trim but shall not be a primary exterior treatment of a wall facing a public right-of-way. Staff defines primary as at least 80% of the wall while secondary could be up to 20% of the wall.

The applicant’s concept plan include elevation for Building A and a narrative description of the proposed exterior materials for the first phase of the proposed development (attached). The proposed exterior materials are summarized in the table below.

| Site A Exterior Materials | | | | | |
|---------------------------|-------|-------|------|-------|------|
| Material | | North | East | South | West |
| Masonry | Brick | N/A | 18% | 18% | 19% |
| | CMU | 19% | N/A | N/A | N/A |
| Metal | Tile | 36% | 36% | 25% | 16% |
| | Panel | 6% | 4% | 4% | 6% |
| FC Lap Siding | | 16% | 18% | 29% | 36% |
| Glass | | 23% | 23% | 25% | 23% |
| Total | | 100% | 100% | 100% | 100% |

Of the proposed materials, only the masonry products (brick and concrete masonry unit) qualify as a primary material. The Mixed Use District standards call for a minimum of 80% of an elevation to be a primary material; however, the applicant’s plans show only 18 to 19 percent. The other proposed materials could be used as secondary materials but cannot exceed 20 percent of any elevation.

It should be noted that the City has deviated from these standards with other projects like the Moline and Beacon’s Vista 44. However, the deviations were granted through the planned unit development process only after the entire development proposal was found to exceed other areas and produce an overall higher quality development.

Building Orientation. Buildings within the Mixed Use district must be oriented toward the pedestrian by providing a direct link between each building and the pedestrian walking system, with emphasis on directing people to a transit station. The applicant’s Ground Floor Plan shows the buildings on Sites A and B will have pedestrian connections to the existing sidewalk along either Excelsior Boulevard or Blake Road. The building on Site C will also have a pedestrian connection to the proposed internal private street. These connections appear to provide direct connection to the adjacent Blake Road light rail transit station.

Façade. The primary street side façade of a building shall not consist of an unarticulated blank wall, flat front facades or an unbroken series of garage doors. The front of a building shall be broken up into individual bays of a minimum of 25 feet and maximum of 40 feet wide. The concept plan does not appear to meet this standard. Staff recommends the applicant revise their plans to demonstrate they meet the façade articulation standards. As part of a PUD application, the applicant may wish to consider enhanced façade articulation in exchange for deviations from the exterior materials standards.

Sidewalks. The Mixed Use district requires a minimum 5-foot wide sidewalk along the frontage of all public streets and within and along the frontage of all new development or redevelopment. The applicant's concept plans appear to meet this standard. Dedication of additional right-of-way may be necessary to accommodate the required sidewalk.

Pedestrian/Streetscapes. The Mixed Use district requires pedestrian streetscape improvements along all sidewalks. If the existing right-of-way does not allow for street trees, landscaping, trees, planters or street furniture, they will be added to the interior side of the sidewalk where the setback will allow. Dedication of additional right-of-way may be necessary to accommodate required pedestrian and streetscape improvements (see also comments from Hennepin County).

Pedestrian improvements of at least 25 percent of the landscaping budget shall be included in the development. These improvements shall create a high quality pedestrian experience through the provision of benches, planters, drinking fountains, waste containers, median landscaping and the like.

Pedestrian-scale light fixtures that shine downward on the sidewalks and walkways shall be no greater than 12 feet in height and must be provided along all sidewalks and walkways to provide ample lighting during nighttime hours for employees, residents, and customers.

The applicant's Landscape & Streetscape plan provide general examples of pedestrian/streetscape improvement but lack the detail necessary for staff to provide a full review. Staff recommends the applicant revise their future formal application to meet the standards detailed above. The City Council should review the applicant's proposed examples and provide feedback to help the applicant prepare a more detailed plan for their formal submittal.

Landscaping. All open areas of a lot that are not used or improved for required parking areas and drives shall be landscaped with a combination of over-story trees, under-story trees, shrubs, flowers and ground cover materials. The plan for landscaping shall include ground cover, bushes, shrubbery, trees, sculptures, fountains, decorative walks or other similar site design features or materials. The applicant's Landscape & Streetscape plan provides general examples of pedestrian and streetscape improvement but lacks the detail necessary for staff to provide a full review. The applicant shall provide a detailed landscaping plan demonstrating compliance with these requirement and the minimum project value standards as part of their future formal application.

Signs, Canopies and Awnings. The concept plans do not include sign plans. All signs must be approved through a separate administrative permit subject to conformance with the standards of the Mixed Use district and sign regulations contained in Article XXI - Signs.

Trash Enclosure. The applicant plans to store trash containers within the underground parking garage. The applicant shall designate an on-site location for trash pickup. Trash pick-up shall not occur within the public right-of-way.

Exterior Lighting. The applicant's concept plans did not include exterior lighting or photometric plans. The applicant's future formal application shall include these plans.

Stormwater Treatment. The applicant's plans include a narrative summary of their stormwater management plan (see attached). According to this statement, the site today is nearly all impervious. While the redevelopment will be appropriately dense, it will also introduce more trees and greenspace providing both better aesthetics and some stormwater treatment benefits. Due to the phased nature of the project, each site will contain its own stormwater treatment as required by the City of Hopkins and Minnehaha Creek Watershed District. For Site A, the majority of the stormwater treatment and attenuation will occur underground given existing site constraints. Due to soil and groundwater contamination, filtration is likely necessary. Sites B and C will also have underground chambers for rate control, but also have slightly more space to do some above ground pretreatment such as biofiltration basins.

ENGINEERING & FIRE DEPARTMENT COMMENTS

The Engineering and Fire Departments completed an initial review of the applicant's concept plans. Based on this review, the Engineering and Fire Departments offers the following comments.

- The plan will be subject to Hennepin County review (see comments below) in addition to the City, whereby the County will have authority regarding access along County Roads, review of traffic impacts, and potential necessary improvements to maintain safe and acceptable traffic operations.
- The plan will be subject to Minnehaha Creek Watershed District (MCWD) review in addition to the City, as the MCWD is the permitting authority for storm water.
- West of the site there is a localized low area that is currently not served by gravity storm sewer, and does take significant runoff from the site. The drainage plan must address this issue to mitigate the flooding that occurs at 8660 and 8700 Excelsior Boulevard.
- The concept plan shows potential minor modification to the SWLRT Park and Ride lot to better accommodate the site plan. Staff has forwarded the plans to the Metropolitan Council for review, as they have authority to modify said layout (see comments below).
- Construction of Pierce Avenue and the SWLRT Park and Ride by the Metropolitan Council includes extension of new water main from Blake Road. The proposed water main extension to serve the Blake Road Station site from Excelsior Boulevard must connect to the new main in Pierce Avenue.
- The City has a sanitary lift station along Excelsior Boulevard, which must remain operational and accessible.
- Water and sewer infrastructure shall meet City Standards.
- All drive aisles through the site must meet the standards for fire access per the State Fire Code.
- There is an access location to serve 126 and 140 Blake Road just north of Site B that provides full ingress/egress at Blake Road. While these properties are not included in the current plan, when redevelopment of 126 and 140 Blake Road occurs, any drive aisle extending from this access must have the ability to connect with the Blake Road Station transportation network.

Hennepin County Comments. Hennepin County Transportation staff has been meeting separately with the applicant to discuss the site and necessary easement vacations at the corner of Excelsior Boulevard and Blake Road and offers the following concept plan review comments.

Access

- We recommend closure of the mid-block, right-in/right-out driveway access along

Excelsior. This segment of road has an above average crash rating, with inadequate spacing from the signal at Blake Rd. Our concern with the projected increase in turning traffic is that it would further compound existing safety and operational concerns. We believe these right-turn movements should be guided to an improved Pierce Avenue with more preferable spacing and queuing. The removal of this access would also enhance pedestrian safety and comfort along Excelsior Blvd by reducing crossing conflicts.

- Should access closure proceed, modification would be necessary to the existing right turn lane to be an exclusive bus pullout bay, reducing the taper west of the access and removing the arrow striping.
- The future of the Pierce Ave/Blake School intersection will need further discussion between city/county/SWLRT engineering staff. We believe regardless, whether it is signalized or not, a westbound right turn lane will be necessary to serve this significant traffic movement. The right turn lane would necessitate a shift of the sidewalk and potentially a greater bldg. setback at the corner (Pierce/Excelsior).

Right-of-Way/Easement

- We request dedication of right of way or easement along Excelsior Blvd allowing for a minimum 6' boulevard (8-10' if city wants trees planted). See boulevard further west as an example: <https://goo.gl/maps/Gkem5Ni1M1fsbsPV9>.
- We request a dedication of right-of-way at this corner (Pierce/Excelsior) to ensure sight distance for vehicles entering Excelsior Blvd. This is all the more critical should a signal be desired.

Additional consideration

- When available please provide both a traffic study and drainage report for our review as well.

Southwest Light Rail Transit Office Comments. The Metropolitan Council Southwest Light Rail Transit Office offers the following comments on the applicant's concept plans.

- The SWLRT Civil contractor is under contract to build Peirce Ave and the Pierce access drive that surround this proposed development on the west and north sides. The same is true for the parking lot and parking lot access to the northeast.
- Any request to change utility sizes or access will require a change order to the SWLRT Civil contract and those costs must be borne but the developer or City. It appears the access on the west side of the park and ride lot is proposed to be modified. More discussion required.
- SWLRT is required to provide access to Carnco at all times from Blake Rd.
- The proposed plans are not showing the SWLRT constructed utilities on Pierce Ave access drive near the park and ride. Accounting for these utilities could influence the location of the proposed watermain connection on Blake Rd.
- All stormwater utilities and underground system design and construction timing need close coordination with SWLRT construction. Any restoration of SWLRT construction will have to match in kind. More discussion required.
- The proposed plans are showing utility work under Pierce Ave access drive for Site 3 that could impact SWLRT construction work, depending on the timing of Site 3 construction.
- Close coordination will be required between the developer's contractor and all SWLRT construction contractors.

POTENTIAL REVIEW PROCESS

Based on the applicant's concept plan, staff anticipates this project will need the approvals listed below. The applicant should use feedback from the Planning & Zoning Commission and City Council to prepare these applications.

- Travel Demand Management Study approval by the City of Hopkins and Hennepin County
- Preliminary and Final Plat approval by the City of Hopkins and Hennepin County
- Rezoning from B-4, Neighborhood Commercial and I-1, Industrial to Mixed Use
- Planned Unit Development (PUD)
- Execution of a Planned Unit Development Agreement
- Site Plan approval for each individual phases prior to construction
- Approvals from the Minnehaha Creek Watershed District

Planned Unit Development. The purpose of a planned unit development is to allow flexibility from traditional development standards in return for a higher quality development. Typically, the City looks for a developer to exceed other zoning standards, building code requirements or meet other goals of the Comprehensive Plan. In exchange for the flexibility offered by the planned unit development, the applicant is expected to detail how they intend to provide a higher quality development or meet other City goals. A list of items to consider when evaluating the use of a planned unit development for this site could include, but are not limited to, the items listed below.

- Architectural design and building materials
- Natural resource protection and storm water management
- Pedestrian and bicycle facilities
- Enhance sustainability or livability elements
- Energy conservation and renewable energy
- Open space
- Public art
- Enhanced landscaping, streetscape or buffering
- Affordable housing

PROJECT EXPERIENCE - TRILOGY



Old Orchard Woods - Skokie, IL



1441 Rhode Island Ave - Washington, DC



The Streets of St. Charles - St. Charles, MO



Crescent Center - Louisville, KY



Kenyon Square - Westerville, OH

June 8, 2020

PROJECT EXPERIENCE - ESG



1700 Plymouth Road - Minnetonka



Arcata - Golden Valley



Central Park West - St. Louis Park



Elan Uptown - Minneapolis



Avidor - Edina

June 8, 2020

TEAM PROJECT EXPERIENCE



Ellison Apartments - Des Plaines, IL



The Marke - Elmhurst, IL

June 8, 2020

BLAKE ROAD STATION

Hopkins, MN

TRILOGY

REAL ESTATE GROUP



APPLICANT:

Trilogy Real Estate Group

Bryan Farquhar

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(312) 549-8936 | bfarquhar@trilogyreg.com

LAND OWNER:

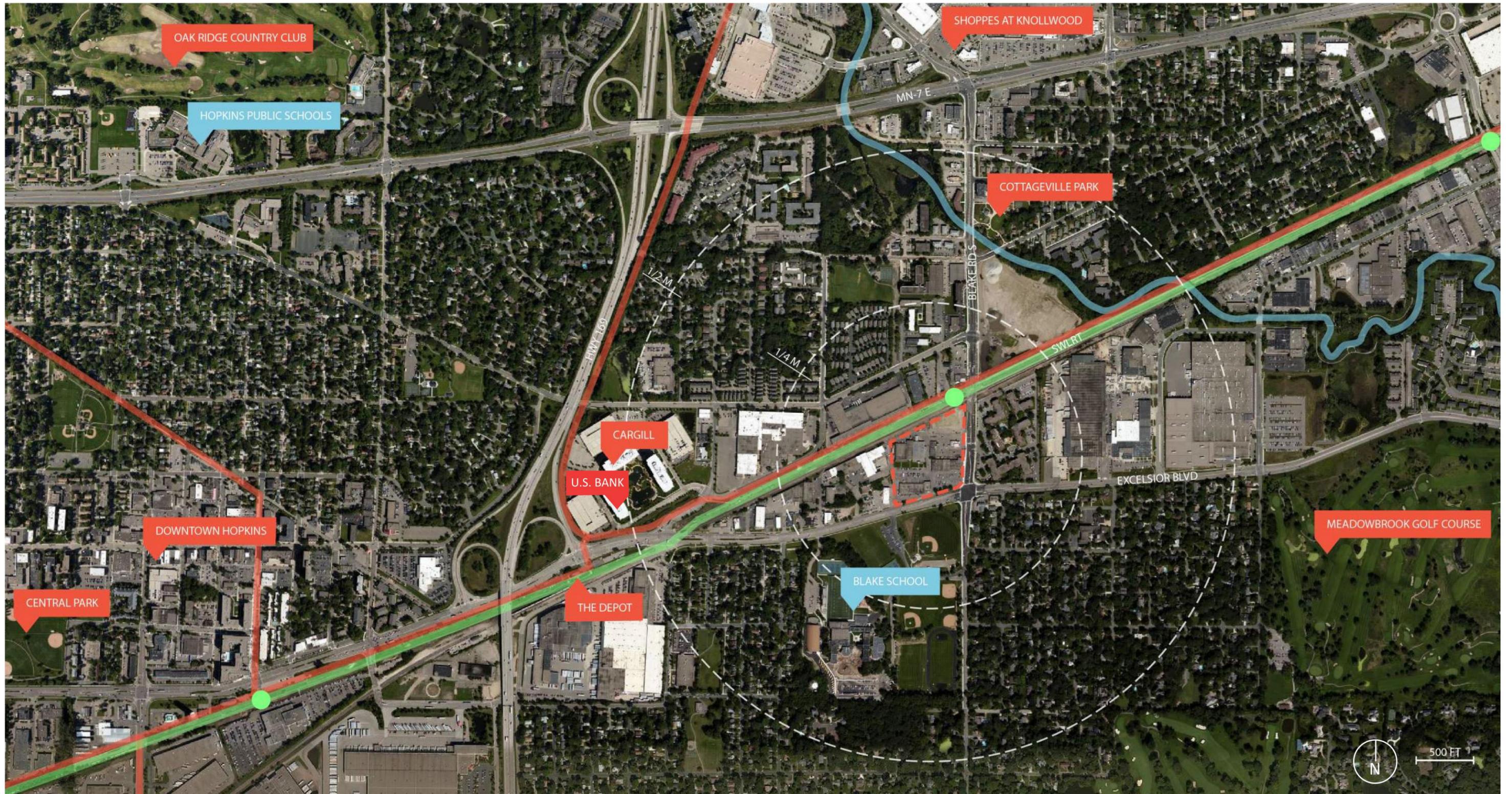
Hopkins Commerce Center, LLP

Michael Launer

7000 Gleason Road | Edina, Minnesota 55439

MAY 22, 2020



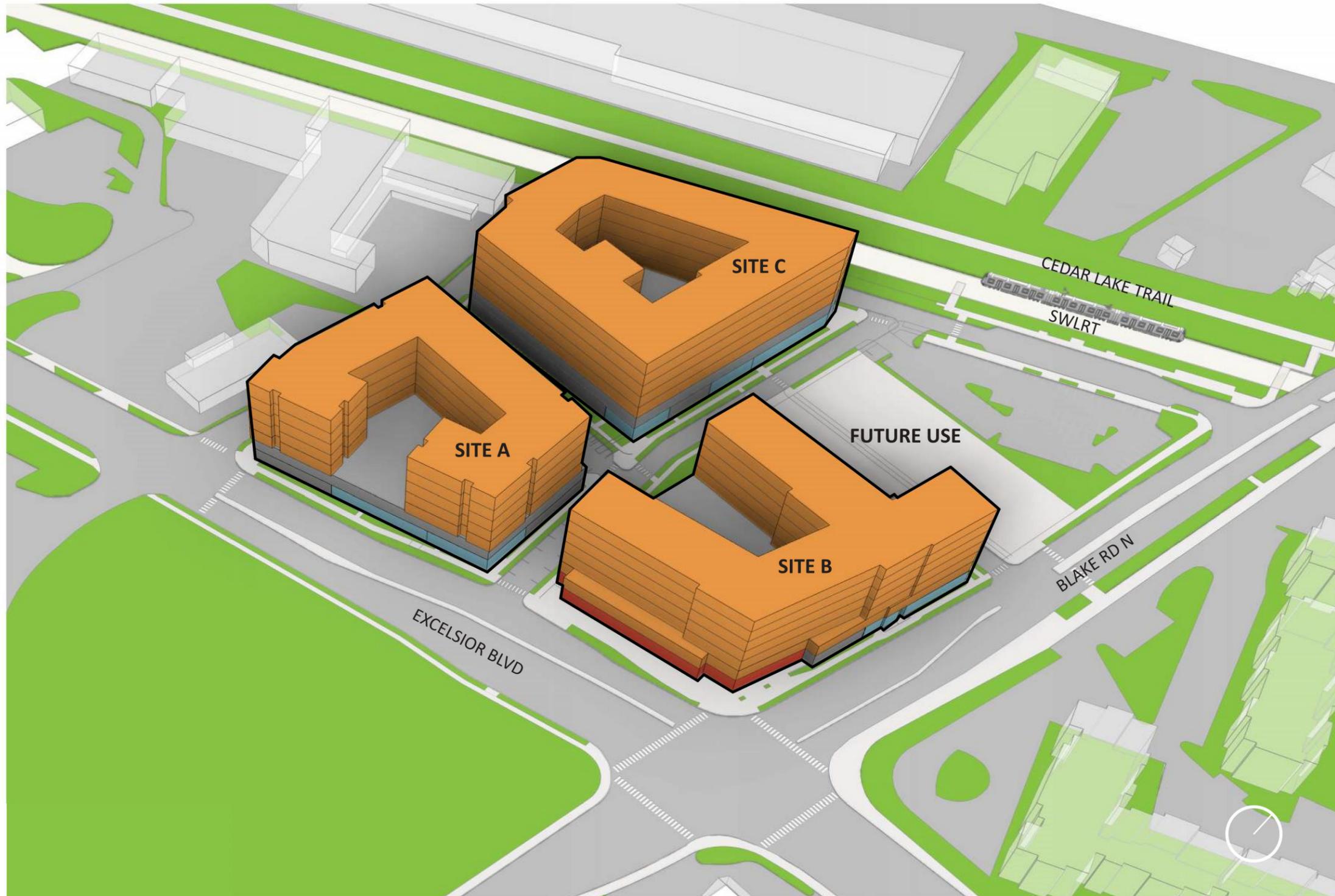


May 22, 2020

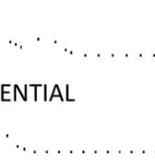


MULTIFAMILY RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL/WAREHOUSE
 EDUCATION/RECREATION

May 22, 2020



PROGRAMMATIC LEGEND

| | | | |
|---|--------------------------|---|----------------|
|  | PARKING/ BIKE STORAGE |  | LANDSCAPE/PARK |
|  | LOBBY/AMENITY |  | RESIDENTIAL |
|  | RETAIL |  | |

May 22, 2020

Project Overview

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| | | | | |
|---------------------|--|-----------|---------------------------------|-------|
| SITE A | Lot area (SF): | 70,338 | Lot area (acres): | 1.615 |
| | Project SF: | 300,610 | FAR (excludes parking): | 2.96 |
| | Dwelling units: | 204 | DUA: | 126 |
| | Parking stalls: | 246 | Parking ratio: | 1.21 |
| SITE B | Lot area (SF): | 110,352 | Lot area (acres): | 2.533 |
| | Project SF: | 405,569 | FAR (excludes parking): | 2.33 |
| | Retail SF: | 11,035 | | |
| | Dwelling units: | 250 | DUA: | 99 |
| | Parking stalls (Retail + Res): | 316 | Parking ratio: | 1.16 |
| | *27 parking stalls dedicated to Retail use | | *1.26 including Retail stalls | |
| SITE C | Lot area (SF): | 125,865 | Lot area (acres): | 2.889 |
| | Project SF: | 404,788 | FAR (excludes parking): | 2.30 |
| | Dwelling units: | 298 | DUA: | 103 |
| | Parking stalls: | 331 | Parking ratio: | 1.11 |
| SITES A,B,C | Total lot area (SF): | 306,555 | Total lot area (acres): | 7.037 |
| | Total project SF: | 1,110,967 | Average FAR (excludes parking): | 2.53 |
| | Total dwelling units: | 752 | Average DUA: | 109 |
| | Total parking stalls: | 893 | Average parking ratio: | 1.16 |
| SITE PARKING | Parallel parking | 28 | | |

May 22, 2020

LANDSCAPE - STREETScape



ACTIVE STOREFRONTS



POCKET PARK



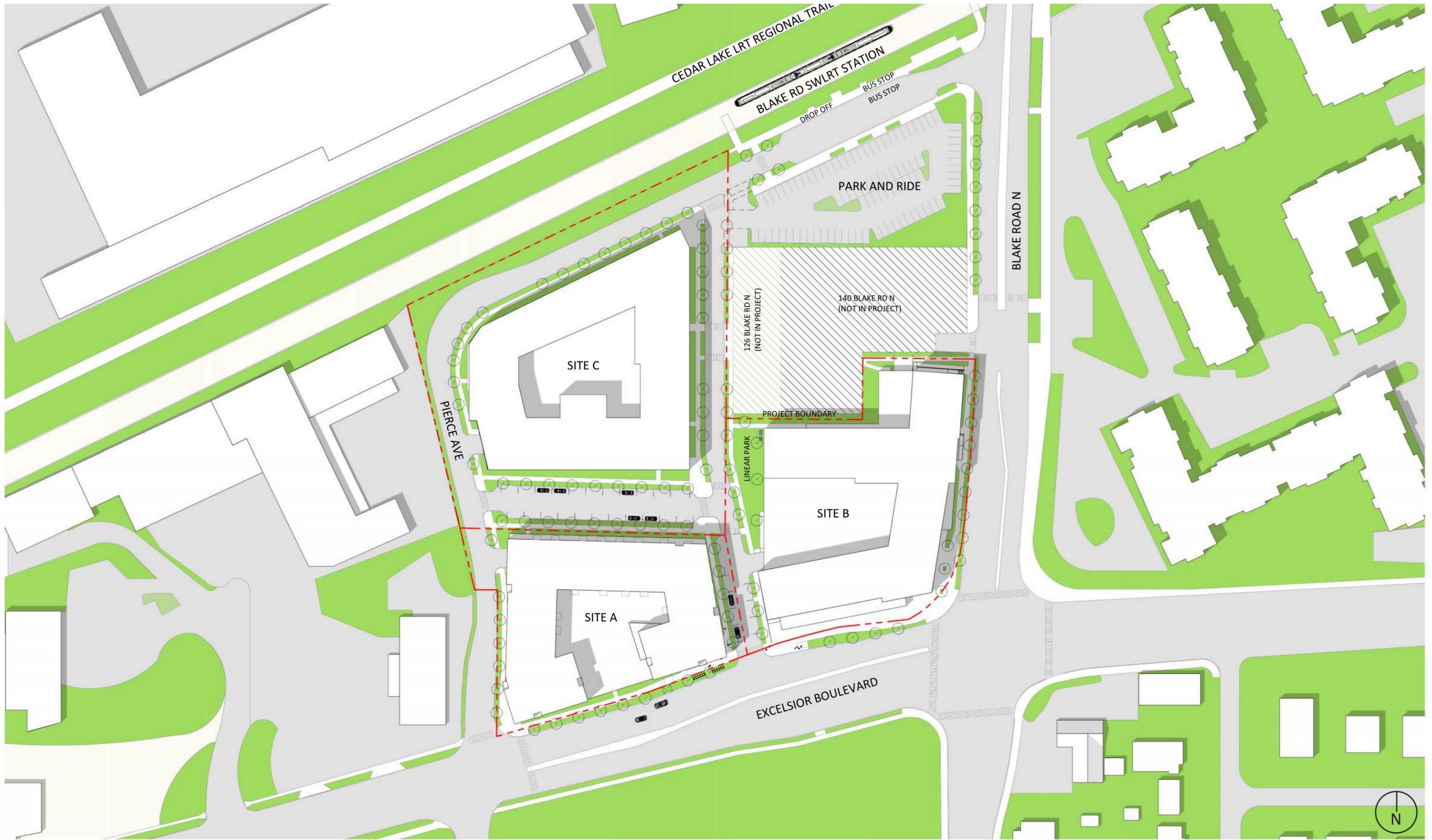
BIKE FRIENDLY



WALKWAYS/PLANTINGS

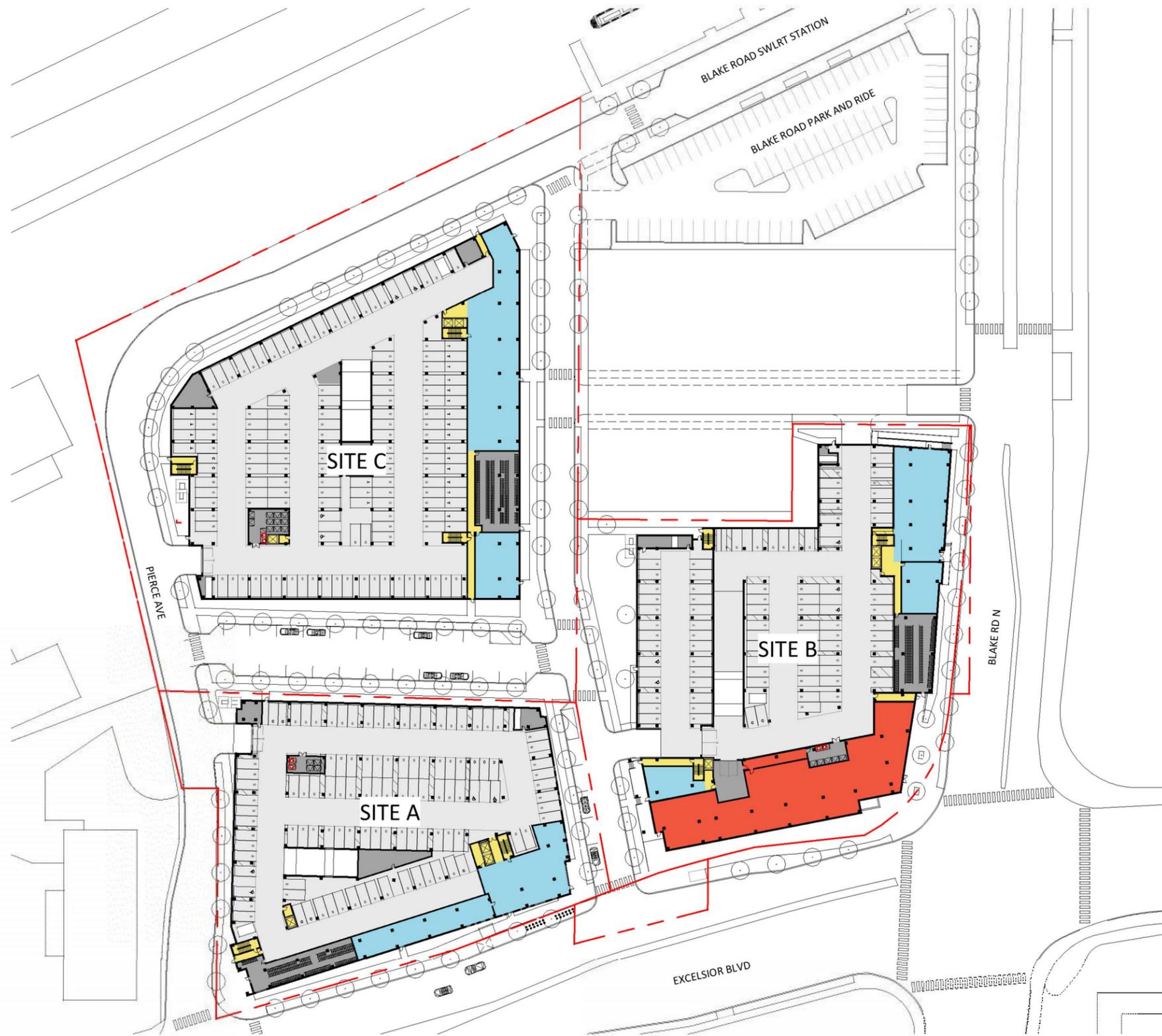


SEATING



May 22, 2020

Scale 1 : 1400

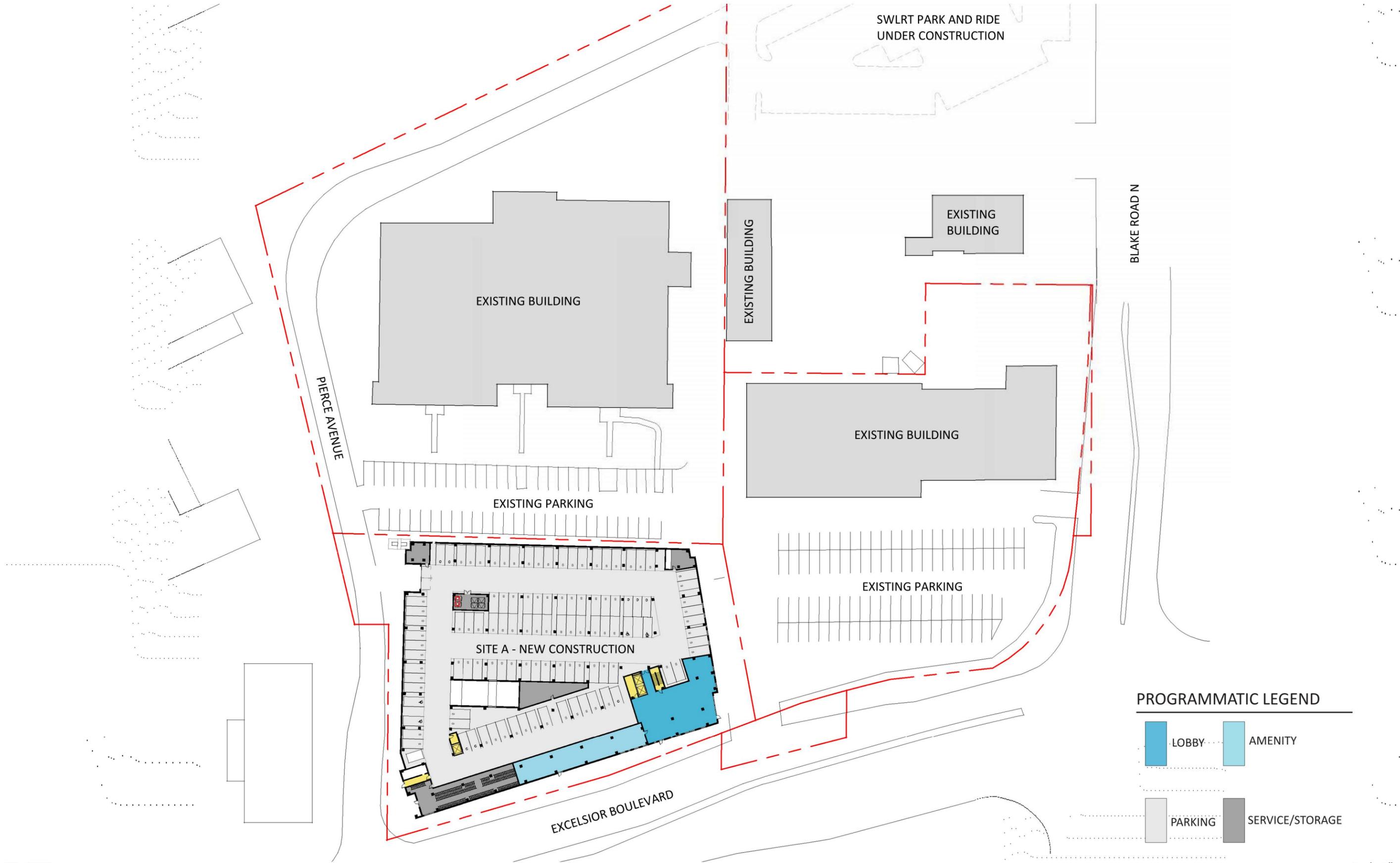


PROGRAMMATIC LEGEND

- LOBBY
- AMENITY
- RETAIL
- PARKING
- SERVICE / STORAGE

May 22, 2020

Scale 1" = 100'



May 22, 2020

Scale 1" = 80'



SITE A - LEVEL 2



SITE A - LEVEL 1



SITE A - LEVELS 4-7



SITE A - LEVEL 3



May 22, 2020

Scale 1" = 100'



May 22, 2020

Scale 1" = 100'



ALUMINUM TILE



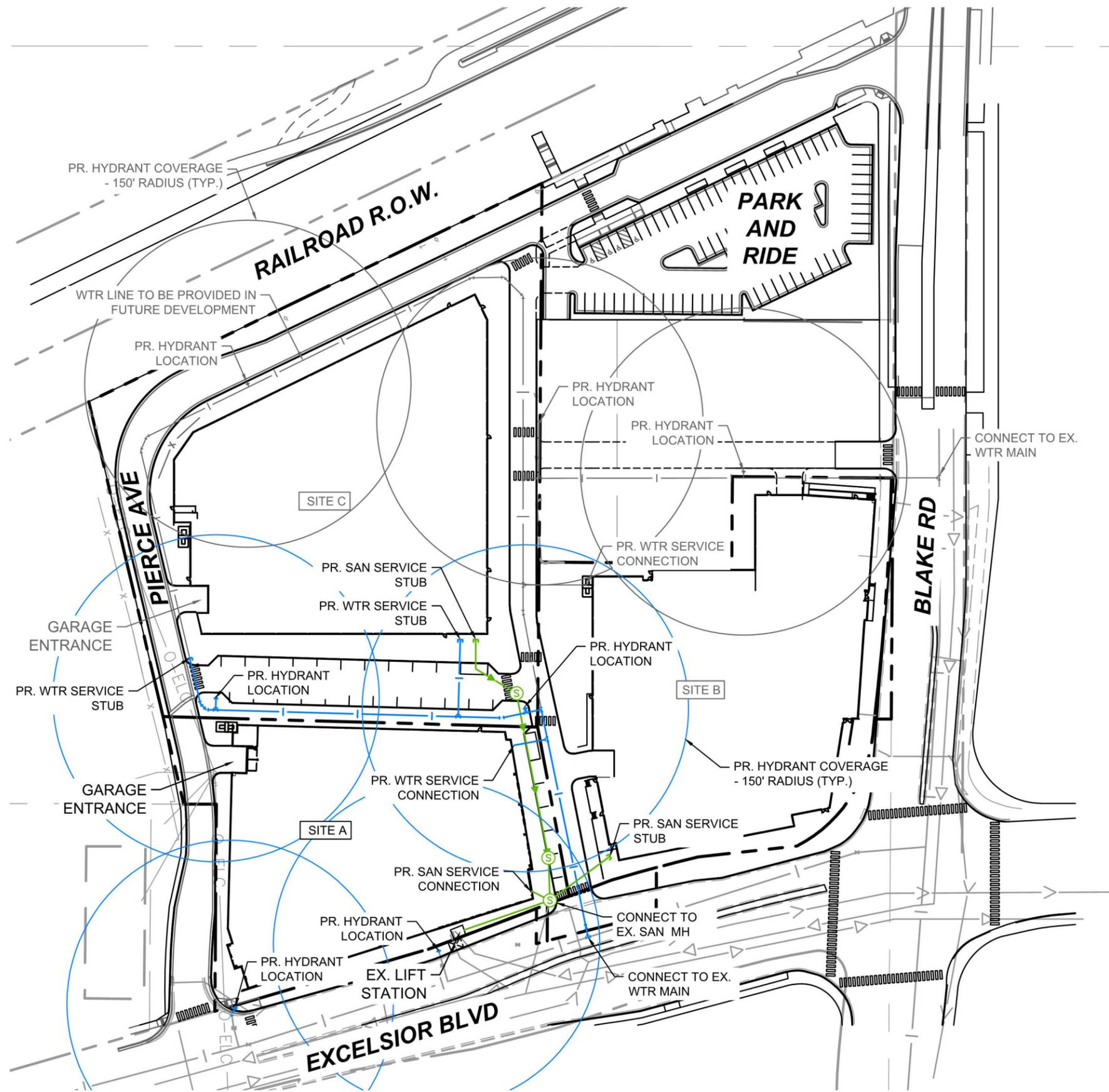
CEMENTITIOUS LAP SIDING (IVORY)



BRICK - MEDIUM IRONSPOT

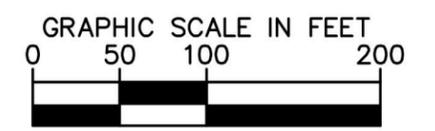
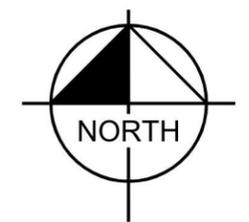


WOOD ACCENT (WALNUT)



LEGEND

| | |
|--|---------------------------|
| | APPROXIMATE PROPERTY LINE |
| | PROPOSED WATER SERVICE |
| | FUTURE WATER SERVICE |
| | PROPOSED SANITARY SERVICE |
| | FUTURE SANITARY SERVICE |
| | PROPOSED SANITARY MANHOLE |



PRELIMINARY-NOT FOR CONSTRUCTION

May 22, 2020



June 8, 2020

Jason Lindahl
1010 1st St S
Hopkins, MN 55343

Re: Blake Road Station | Project No: 220503.00

Dear Jason,

Please refer to the table below for preliminary material calculations for Site A of the Blake Road Station project. The primary materials of the project are masonry (Levels 1-2) and metal tile (Levels 3-7). Lap siding is used strategically in the courtyard of the building as well as on the West façade and upper level to further define the massing of the building. The brick at levels 1 and 2 complement the warm bricks of many Hopkins downtown buildings as well as the Blake School nearby and are paired with a high-quality aluminum tile to create a contemporary aesthetic that is tactile and dynamic. These exterior materials will be accented with wood details at entries and interior spaces, adding a natural warmth to the palette.

| EXTERIOR ELEVATIONS - MATERIAL PERCENTAGES | | | | | |
|--|-------|-------|------|-------|------|
| | | NORTH | EAST | SOUTH | WEST |
| Masonry | Brick | | 18% | 18% | 19% |
| | CMU | 19% | | | |
| Metal | Tile | 36% | 36% | 25% | 16% |
| | Panel | 6% | 4% | 4% | 6% |
| FC Lap Siding | | 16% | 18% | 29% | 36% |
| Glass | | 23% | 23% | 25% | 23% |
| Total | | 100% | 100% | 100% | 100% |

Sincerely,

ELNESS SWENSON GRAHAM ARCHITECTS, INC.
Alyssa Jagdfeld
Associate

CC: Kersten Elverum, Jan Youngquist, Gretchen Camp, Bryan Farquhar, Joshua Peters, Jesse Karasik

Elness Swenson Graham Architects, Inc.
ARCHITECTURE & DESIGN
500 Washington Avenue South Suite 1080
Minneapolis, MN 55415 p 612.339.5508
www.esgarchitects.com



June 8, 2020

PROJECT: BLAKE & EXCELSIOR MIXED-USE REDEVELOPMENT

Subdivision Narrative: The buildings have been adjusted such that lot line adjustments or subdividing is not needed for the 3 phases of the project. Site A will respect the main north-south drive aisle from the right-in, right-out off of Excelsior Boulevard, as well as the parking and circulation that is wholly on Site C (aka Goodwill lot). For subsequent phases, the development would be interested in dedicating Pierce Avenue to the City as ROW. Likewise, ownership of the internal roadway network and potential connection to Hill Street through to Blake Road will need to be discussed.

Stormwater Treatment Narrative: The Site today is nearly all impervious. While the redevelopment will be appropriately dense, it will also introduce more trees and greenspace to the Site and providing both better aesthetics and some stormwater treatment benefits. Due to the phased nature of the project, each Site will contain its own Stormwater Treatment as required by the City of Hopkins and Minnehaha Creek Watershed District. For Site A, majority of the stormwater treatment and attenuation will occur underground given existing site constraints. Due to soil and groundwater contamination, filtration is likely necessary. Sites B and C will also have underground chambers for rate control, but also have slightly more space to do some above ground pretreatment such as biofiltration basins.

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Trisha Sieh".

Trisha D. Sieh, PE



CITY OF HOPKINS

Memorandum

To: Jason Lindahl, City Planner
From: Nate Stanley, City Engineer
Dale Specken, Fire Chief
Date: June 5, 2020
Subject: Trilogy Development – Blake Road Station Concept Review Comments

In regards to the subject project, Engineering and Fire have the following comments:

- The plan will be subject to Hennepin County review in addition to the City, whereby the County will have authority regarding access along County Roads, review of traffic impacts, and potential necessary improvements to maintain safe and acceptable traffic operations.
- The plan will be subject to Minnehaha Creek Watershed District (MCWD) review in addition to the City, as the MCWD is the permitting authority for storm water.
- West of the site there is a localized low area that is currently not served by gravity storm sewer, and does take significant runoff from the site. The drainage plan must address this issue to mitigate the flooding that occurs at 8660 and 8700 Excelsior Boulevard.
- The concept plan shows potential minor modification to the SWLRT Park and Ride lot to better accommodate the site plan. Staff has forwarded the plans to the Metropolitan Council for review, as they have authority to modify said layout.
- Construction of Pierce Avenue and the SWLRT Park and Ride by the Metropolitan Council includes extension of new water main from Blake Road. The proposed water main extension to serve the Blake Road Station site from Excelsior Boulevard must connect to the new main in Pierce Avenue.
- The City has a sanitary lift station along Excelsior Boulevard which must remain operational and accessible.
- Water and sewer infrastructure shall meet City Standards.
- All drive aisles through the site must meet the standards for fire access per the State Fire Code.
- There is an access location to serve 126 and 140 Blake Road just north of Site B that provides full ingress/egress at Blake Road. While these properties are not included in the current plan, when redevelopment of 126 and 140 Blake Road occurs, any drive aisle extending from this access must have the ability to connect with the Blake Road Station transportation network.

From: [Jason D Gottfried](#)
To: [Jason Lindahl](#)
Cc: [Nate Stanley](#); [Robert H. Byers](#); [Kersten Elverum](#)
Subject: [EXTERNAL] RE: [External] City of Hopkins - Request for Plan Review Comments
Date: Tuesday, June 9, 2020 4:37:59 PM

Hello Jason,

Thank you for the opportunity to comment at this concept phase. I want to make sure you are aware, Bob and I originally met with the applicant in February to discuss the site and necessary easement vacations at the corner of Blake/Excelsior. Our Land Acquisition staff is continuing to work with the development team to work through the details.

As far as the current concept plan, I discussed with our plat review committee staff this morning (06/09) and we want to offer our thoughts for your team's consideration:

Access

- We recommend closure of the mid-block, right-in/right-out driveway access along Excelsior. This segment of road has an above average crash rating, with inadequate spacing from the signal at Blake Rd. Our concern with the projected increase in turning traffic is that it would further compound existing safety and operational concerns. We believe these right-turn movements should be guided to an improved Pierce Avenue with more preferable spacing and queuing. The removal of this access would also enhance pedestrian safety and comfort along Excelsior Blvd by reducing crossing conflicts.
- Should access closure proceed, modification would be necessary to the existing right turn lane to be an exclusive bus pullout bay, reducing the taper west of the access and removing the arrow striping.
- The future of the Pierce Ave/Blake School intersection will need further discussion between city/county/SWLRT engineering staff. We believe regardless, whether it is signalized or not, a westbound right turn lane will be necessary to serve this significant traffic movement. The right turn lane would necessitate a shift of the sidewalk and potentially a greater bldg. setback at the corner (Pierce/Excelsior).

Right-of-way/easement

- We request dedication of right of way or easement along Excelsior Blvd allowing for a minimum 6' boulevard (8-10' if city wants trees planted). See boulevard further west as an example: <https://goo.gl/maps/Gkem5Ni1M1fsbsPV9>.
- We request a dedication of right-of-way at this corner (Pierce/Excelsior) to ensure sight distance for vehicles entering Excelsior Blvd. This is all the more critical should a signal be desired

Additional consideration

- When available please provide both a traffic study, and drainage report for our review as well.

Thank you again and we look forward to further discussion as you see fit

Be well!

Jason

Jason Gottfried

Transportation Planner
Transportation Planning

Office: 612-596-0394 Cell: 612-719-8073
jason.gottfried@hennepin.us
Hennepin County Public Works
1600 Prairie Drive
Medina, MN 55340
(working remotely)

From: Jason Lindahl <jlindahl@HOPKINSmn.com>
Sent: Tuesday, June 2, 2020 4:09 PM
To: Robert H. Byers <Robert.Byers@hennepin.us>
Cc: Nate Stanley <nstanley@hopkinsmn.com>; Kersten Elverum <kerverum@hopkinsmn.com>
Subject: [External] City of Hopkins - Request for Plan Review Comments

Hi Bob –

The City of Hopkins received a concept plan review application for the property located in the northwest quadrant of Excelsior Boulevard and Blake Road just south of the Blake Road LRT station. These concept plan include 3 phases of multifamily apartment building totaling 752 units. Please review the attached plans and provide any comments back to me by next Tuesday, June 9, 2020. Any comments you provide will be shared with the City Council during their review on Tuesday, June 16th and with the Planning & Zoning Commission during their review on Tuesday, June 23rd.

This concept plan review is an initial opportunity for the applicant to discuss their plans directly with the Hopkins Planning & Zoning Commission and City Council and for the Commission and Council to provide comments. This review process is not binding on the developer or the City and does not result in any specific land use or zoning entitlements. Should the City Council support the concept plan, City staff anticipates the applicant will come back with a full land use and zoning application in the near future. The City will also inform you of any future applications.

Please review the attached plans and provide any comments back to me by Tuesday, June 9th.

Thanks

Jason



1010 1st St S | Hopkins, MN 55343 | 952-548-6342 | 952-935-1384 Fax
www.hopkinsmn.com



*Artery Hopkins has been recognized
by the American Planning Association
as a 2019 Great Street in America.*

CAUTION: This email was sent from outside of Hennepin County. Unless you recognize the sender and know the content, do not click links or open attachments.

Disclaimer: If you are not the intended recipient of this message, please immediately notify the sender of the transmission error and then promptly delete this message from your computer system.

From: [Kronzer, Ryan](#)
To: [Jason Lindahl](#)
Cc: [Nate Stanley](#); [Kersten Elverum](#); [Scheibel, Adam](#)
Subject: [EXTERNAL] RE: City of Hopkins - Request for Plan Review Comments (updated)
Date: Tuesday, June 9, 2020 1:56:26 PM

Jason

Below are comments from SPO. Please let me know if you have any questions or would like more information.

1. The SWLRT Civil contractor is under contract to build Peirce Ave and the Pierce access drive that surround this proposed development on the west and north sides. The same is true for the parking lot and parking lot access to the northeast.
2. Any request to change utility sizes or access will require a change order to the SWLRT Civil contract and those costs must be borne but the developer or City. It appears the access on the west side of the park and ride lot is proposed to be modified. More discussion required.
3. SWLRT is required to provide access to Carnco at all times from Blake Rd.
4. The proposed plans are not showing the SWLRT constructed utilities on Pierce Ave access drive near the park and ride. Accounting for these utilities could influence the location of the proposed watermain connection on Blake Rd.
5. All stormwater utilities and underground system design and construction timing need close coordination with SWLRT construction. Any restoration of SWLRT construction will have to match in kind. More discussion required.
6. The proposed plans are showing utility work under Pierce Ave access drive for Site 3 that could impact SWLRT construction work, depending on the timing of Site 3 construction.
7. Close coordination will be required between the proposed developers contractor and all SWLRT construction contractors.

rk

Ryan Kronzer
C: 612-669-7925
ryan.kronzer@metrotransit.org

From: Jason Lindahl <jlindahl@HOPKINSmn.com>
Sent: Tuesday, June 02, 2020 4:10 PM
To: Kronzer, Ryan <Ryan.Kronzer@metrotransit.org>
Cc: Nate Stanley <nstanley@HOPKINSmn.com>; Kersten Elverum <kerverum@hopkinsmn.com>
Subject: City of Hopkins - Request for Plan Review Comments

Hi Ryan –

The City of Hopkins received a concept plan review application for the property

located in the northwest quadrant of Excelsior Boulevard and Blake Road just south of the Blake Road LRT station. These concept plan include 3 phases of multifamily apartment building totaling 752 units. Please review the attached plans and provide any comments back to me by next Tuesday, June 9, 2020. Any comments you provide will be shared with the City Council during their review on Tuesday, June 16th and with the Planning & Zoning Commission during their review on Tuesday, June 23rd.

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Please review the attached plans and provide any comments back to me by Tuesday, June 9th.

Thanks

Jason



Jason Lindahl | City Planner | City of Hopkins
1010 1st St S | Hopkins, MN 55343 | 952-548-6342 | 952-935-1384 Fax
www.hopkinsmn.com



*Artery Hopkins has been recognized
by the American Planning Association
as a 2019 Great Street in America.*

Vocicemail message sent to City Hall on June 16

Butch Johnson, 14 11th Avenue North

I am calling to comment on the Blake Road Station Concept Plan review. I want to encourage the individual council members to share their thoughts. I'm very interested in hearing the Council's thoughts for the inclusion of affordable housing in the concept plan. As I read the concept plan, I only find market rate housing included in the project. Thank you. I can be reached at 612-250-6309. 14 11th Avenue North.

City Council Virtual Meeting Participation

Due to the technical requirements associated with virtual meetings, we strongly encourage you to provide your question/comment prior to the meeting in one of two ways listed below:

-Via the question/comment box on this form

-Via phone at 952-548-6302 during normal business hours (8 a.m.-4:30 p.m.).

All comments must be submitted by noon on the day of the meeting in order to be included.

If, despite the technical difficulties, you want to make your comment online or via phone during the meeting, please check the box at the bottom of the form, provide your email and phone number, and someone will be in contact with you with further instructions.

| | |
|--|---|
| First Name | Eric |
| Last Name | Anondson |
| Address | 53 Jackson Ave S |
| City | Hopkins |
| State | MN |
| Zip Code | 55343 |
| Phone Number | 7636700561 |
| Email Address | xeoth@icloud.com |
| Question/Comment (will be read at meeting) | <p>I live on Jackson Ave S, where we bought out home knowing we would be within walking distance to a future LRT station, but also because we would be within distance to the retail and restaurants along Blake.</p> <p>I've been eager for something to come along to jump start the East End Redevelopment study. So I want this to work and I have nothing to object to the density of residents or heights. In fact willingly support higher and more residents.</p> <p>I would like to raise issues regarding the streetscape and the experience pedestrians and people who ride bikes will have with this. I worry we may be losing too much retail space in</p> |

the end where the sidewalk face of this will trade a dozen doors facing Excelsior for a handful or less. I realize the East End study guided for the stretch of Blake south of the railroad crossing to be retail, but with the park and ride now removing the opportunity for retail on that segment, we are left with whatever happens at 146 Blake to bring retail. I'm pessimistic this leaves our neighborhood node worse, as a measure, the walk score would plummet.

Regarding the new interior street grid, I ask this to be as pedestrian focused as the Artery at a minimum. I request the interior streets grid look to Dutch shared streets for design, but at a minimum I want the pedestrian crossings on the interior grid to be tabled crossings. I can provide examples.

I like the County's suggestion to close the right in right out from Excelsior, but half of their reasoning does not sit well with me. I agree that closing the access would make pedestrian conflicts far better. But the County said, essentially, that their own road is so dangerous this right in right out would put drivers at risk. Well, they made Excelsior here this way, and quite recently, too! Excelsior Blvd from 169 to Blake is supposed to be 35 MPH, but no driver would know it because it is designed for drivers to be safe at 45 to 50. And they drive it that fast all the time. This project is an opportunity to calm this segment of Excelsior to function as a street lined with retail a few feet from the curb. If Hennepin is going to ask that a new turn lane (and thus new curbs) be created for drivers to enter this block on Pierce, then we must use the opportunity to narrow the lanes on Excelsior between Blake and Pierce to 11 feet minimum.

I will be arriving at the station from the west so I need the access from the west to be high quality for pedestrian and bike riding. This sidewalk is already used by cyclists for many reasons and it is questionably safe. I use this sidewalk regularly to bike to the new Minnehaha Greenway Preserve, Creekside Park's playground, and the restaurants at Blake and Cambridge. I will be biking to the station. I will be biking to the new retail. Don't forget there is a bike store at Harrison and Excelsior. I request that the sidewalks do not

reduce the multi use trail on the west side of Blake nor encroach in anyway such as retailers dropping signs in the way. I also go further and request that the sidewalk on the north of Excelsior not conform to the sidewalk minimum but safely accommodate the bike riding that will be coming through. 5' is not wide enough. If possible I would like to see the multi use trail extended around towards Pierce such that as the rest of the East End fills in the multi use trail would connect to the office park at Excelsior Crossing.

A personal issue I have with many new retail under apartments is that the retail have barely functional or non functional awnings. I request that the side of the buildings facing Excelsior and facing Blake have functional awnings and that fake awnings not be allowed. For example of a functional awning, I consider the overhang of the awning for the strip with Hance Hardware to be the minimum. A large overhang would be better.

Lastly, the corner of B parcel will become one of the most visible properties in Hopkins as it will be seen from long distances from the south (looking north from Blake) and from the East (looking west from Excelsior). This corner will be a once in multiple generations opportunity to get a pleasurable visual sight. As the Japs Olson expansion showed with Homedale Road as an extreme negative, suddenly the street is looks blocked off with a plain brick wall. Don't ignore the vistas buildings provide. Whatever happens to the rest of the exterior, the Blake and Excelsior corner of the B building needs to look remarkable to be a gateway to Hopkins.

Thank you for your time!

Eric Anondson
53 Jackson Avenue South.

I want to provide verbal comment during the meeting:

Field not completed.

City Council Virtual Meeting Participation

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-Via phone at 952-548-6302 during normal business hours (8 a.m.-4:30 p.m.).

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If, despite the technical difficulties, you want to make your comment online or via phone during the meeting, please check the box at the bottom of the form, provide your email and phone number, and someone will be in contact with you with further instructions.

| | |
|--|---|
| First Name | Fartun |
| Last Name | Abdi |
| Address | 439 Blake rd n |
| City | Hopkins |
| State | Mn |
| Zip Code | 55343 |
| Phone Number | 8582311821 |
| Email Address | Farta04@hotmail.com |
| Question/Comment (will be read at meeting) | Hi this is a resident of Hopkins I like this city it was a beautiful city and it a center save calm so our community need more apartment which is 3or4 rooms thanks |
| I want to provide verbal comment during the meeting: | Yes |

From: [Hopkins Community Housing Team](#)
To: [Jason Gadd](#); [Alan Beck](#); [Rick Brausen](#); [Kristi Halverson](#); [Brian Hunke](#)
Cc: [Kersten Elverum](#); [Jason Lindahl](#); [Jan Youngquist](#)
Subject: [EXTERNAL] Blake Road Station - Concept Review
Date: Tuesday, June 16, 2020 4:57:51 PM

Dear Mayor Gadd and Hopkins City Council Members,

We are writing with comments in regard to the Blake Road Station development proposed by Trilogy Real Estate Group, and ask you to encourage development in the city that includes affordable housing options, that responds to needs expressed by community members such as housing with 3 or 4 bedrooms, and that provides affordable retail space for neighborhood-supporting businesses.

The Hopkins Community Housing Team formed in 2017 due to concerns around housing stability in Hopkins. These concerns included not only the growing pressures within the housing market, but also the risk to affordable housing that construction of the Southwest LRT poses as demand to live and own property in the station areas increases.

Since forming in 2017, our housing team has organized listening sessions, compiled surveys of Hopkins renters, hosted several community meetings including one attended by city staff and a council member, and coordinated a housing forum with a resource fair and community discussion. We have so far connected with close to 200 community members. Consistently, in these conversations on housing in Hopkins, top concerns include increased rents, fear of displacement, a desire for more affordable housing, a need for units with more bedrooms, wanting to feel included in the city, among others.

As expressed in these community conversations and in documents such as the Blake Road Station Area Development Guidelines and the Hopkins 2040 Comprehensive Plan, the desire for development projects that support an inclusive, connected, healthy, and equitable community is clear. We ask you to encourage development projects that acknowledge and respond to these community concerns. We also ask that you require meaningful community engagement to be an integral part of the development process.

Thank you for your consideration.

Sincerely,
The Hopkins Community Housing Team

City Council Virtual Meeting Participation

Due to the technical requirements associated with virtual meetings, we strongly encourage you to provide your question/comment prior to the meeting in one of two ways listed below:

- Via the question/comment box on this form*
- Via phone at 952-548-6302 during normal business hours (8 a.m.-4:30 p.m.).*

All comments must be submitted by noon on the day of the meeting in order to be included.

If, despite the technical difficulties, you want to make your comment online or via phone during the meeting, please check the box at the bottom of the form, provide your email and phone number, and someone will be in contact with you with further instructions.

| | |
|--|---|
| First Name | Larry |
| Last Name | Hiscock |
| Address | 302 7th Street South |
| City | Hopkins |
| State | MN |
| Zip Code | 55343 |
| Phone Number | 612-418-3099 |
| Email Address | larryhiscock@gmail.com |
| Question/Comment (will be read at meeting) | <p>My name is Larry Hiscock and I am a resident of Hopkins and a homeowner. I am a strong supporter of Transit Oriented Development and increasing the density within 1-mile radius of LRT station stops. However, I am deeply concerned and will actively oppose Trilogy's Blake Road Station development concept plan as presented because of the exclusion of affordable housing and displacement of businesses without a plan for supporting minority owned business. The community has consistently rated affordable housing and community diversity as a priority. This is clearly reflected in past public comment and revised Comprehensive Plan. In direct contradiction to community priority, Trilogy has advanced a concept plan with no reference to affordable housing and that will accelerate</p> |

gentrification already underway

(<https://drive.google.com/file/d/1knPFRRyW5f1-NwGSscAWcJGB53QcBiou/view?usp=sharing>).

Additionally, Trilogy's concept displacement local businesses that serve local residents with no strategy or stated intent to create affordable space for business owned by people of color.

The consequences of structural racism in the Twin Cities and our Country has led to uprising because we have failed to address how our systems maintain racial inequities. Community development and planning in the Twin Cities region has shamefully made a significant contribution to our segregated communities and racial disparities in wealth. It is our responsibility to ensure every development supports a racially diverse, healthy and equitable community.

Trilogy's housing and economic development concept will accelerate the gentrification process and add to the racial and economic disparities in Hopkins and the region. It is disturbing that the developer is not able to read the current social moment nor the calls for equitable transit oriented development made in this region for years and chose to submit a proposal that is designed to create private wealth for themselves from the enormous public subsidies invested in Light Rail Transit without also offering any strategy or intent to share benefits with those harmed by our development policies.

I encourage the Council to reject the Trilogy's concept plan as presented and request that Trilogy resubmit a concept plan that supports Equitable Transit Oriented Development as a starting point for the public review process.

I want to provide verbal comment during the meeting:

Field not completed.



Dear Mayor Gadd,

6/6/2020

We are writing today to express our grave concern for the proposed redevelopment of the Hopkins Commerce Center. We have been anchor tenants in this complex for 33 years and have been an active part of the Hopkins community during this period of time. Both of us have served on committees and boards of Hopkin's civic community organizations, including city appointed positions on the Park Board and Zoning and Planning Commission.

In our review of the proposed plans. It does not appear that it is viable for our practice to survive in Hopkins while this three phase development progresses. We have been on this corner for 33 years and have invested our entire careers in this location. It pains me to think that we will be forced to move from our corner to lose this location to another chiropractic office that will literally be living off our reputation as the chiropractors on the corner of Blake and Excelsior. It is proposed that they will tear our building down in the spring of 2021 and that what little retail space that has been proposed would not likely be available until 2023. This would require us to move to another location for two years until the project is finished, which is not a feasible financial decision from our standpoint. We would not be able to recoup our investment in the temporary location.

It is my understanding that the city's comprehensive long-range plans formulated years ago for this property was to include a mix of residential and retail. As this project stands from our perspective, it appears that it's significantly more residential and significantly less retail than the city planners had envisioned.

We love Hopkins and want to stay here. We moved to this community in our early 20s and have worked here our whole careers. We would like to retire here and sell our practice to younger doctors that will contribute to the Hopkins community as we have for years to come.

We would like to be part of this project and are willing to work with the developers and the city planners in any way necessary to achieve that goal. Please help us stay in Hopkins.

If you have questions or concerns for us. Please contact Dr. Bill at 612-616-3871 or email me at drbillschumacher@hotmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read "William C. Schumacher, DC". The signature is fluid and cursive.

William C. Schumacher, DC

A handwritten signature in black ink, appearing to read "Daniel J. Schumacher, DC". The signature is fluid and cursive.

Daniel J Schumacher, DC



MEMO

To: Planning Commission Chair and Members
From: Jason Lindahl, AICP
Date: June 23, 2020
Subject: Election of Planning & Zoning Commission Officers for 2020/2021

Proposed Action - Conduct nominations and election of officers for 2020/2021.

Overview

According to its Bylaws, the Planning & Zoning Commission must elect a new Chairperson and Vice-Chairperson annually. The process for nomination and election of officers is outlined below. The newly elected officers will take their positions at the July 28, 2020, Planning & Zoning Commission meeting.

Process to elect officers

- The current Chairperson will begin by asking the Commission for nominations for the position of Chairperson.
- Nominations do not require a "second."
- After nominations are made, there should be a motion made to close the nominations.
- A second is necessary to close the nominations.
- The Commission needs to vote to close the nominations. Ayes/Nays are needed.

If only one nomination is made, the following motion could be used:

"Move to elect _____ by unanimous consent to the position of Chairperson."

- A second to the motion is necessary.
- Ayes/Nays are needed.

If more than one nomination is made:

- The current Chairperson will request a show of hands for each nominee and record the votes.
- Based upon the show of hands, a motion should be made by the Chairperson:

"Move that _____ is elected to the position of Chairperson.

- A second to the motion is necessary.
- Ayes/Nays are needed.

This process should be repeated for Vice-Chairperson.