

City of East Bethel
Planning Commission Agenda

7:00 PM
July 24, 2012



	Item
7:00 PM	1.0 Call to Order
7:02 PM	2.0 Adopt Agenda
7:04 PM	3.0 Approve May 8, 2012 Planning Commission Meeting Minutes
7:08 PM	4.0 Planned Unit Development and City Center Concept Plan Discussion
8:20 PM	5.0 Staff Report
8:25 PM	6.0 City Council Report
8:30 PM	7.0 Adjourn



City of East Bethel Planning Commission Agenda Information

Date:

July 24, 2012

Agenda Item Number:

4.0

Agenda Item:

Planned Unit Development (PUD) Discussion

Requested Action:

Informational Only

Background Information:

The purpose of a PUD is to allow flexibility and variation from conventional ordinance standards in exchange for higher standards of development design and creativity, architectural control, natural resource protection, landscaping, etc. The end product of a PUD is called the Master Plan.

A PUD is a lengthy process – typically comprised of numerous work sessions between the developer, city staff, Planning Commission, and City Council to negotiate the development’s higher standards. In some instances, there may be tours involved of other PUD developments in the metro area.

At the April Planning Commission meeting, Councilmember Moegerle made mention of a concept called Form-based Land Development. This concept is similar to that of a PUD in that the end products to both are higher standards of development. PUDs allow flexibility and variation, done through negotiations between the city and developer, whereas form-based development is accomplished by form-based codes (these are regulatory, not advisory). Form-based codes guide the community design work to preserve the relationship between the streets, buildings, and public use. This is also typical of PUDs, however again, the end product of a PUD is typically *negotiated* and form-based is *regulated*.

At the Planning Commission meeting, staff will give a presentation of the PUD process with examples, and also discuss the City Council approved City Center Concept Plan (September 2005). The City Center concept Plan is a detailed concept for the development of the ne square mile centered at the intersection of TH 65 and CSAH 22. The majority of the main features of the City Center Plan model the concept of form-based development – preservation of the relationship between streets, buildings, public use, and open space. Staff will go into greater detail at the meeting and provide examples from the City Center Master Plan.

Fiscal Impact:

Undetermined at this time

Recommendation(s):

Informational Only

City Council Action

Motion by:_____

Second by:_____

Vote Yes:_____

Vote No:_____

No Action Required:_____

Planned Unit Development Discussion (PUD)

PLANNING COMMISSION

JULY 24, 2012

PUD vs. Form-Based Land Development

PUD:

Longer process

Negotiated

Flexible

Form-Based:

Shorter process

Regulated

Fixed standards

PUD

- ◎ Purpose is to allow flexibility and variation from conventional standards
- ◎ Higher standards for development design – architectural standards, landscaping, signs, public areas, preservation, etc.
- ◎ Negotiated between city and developer
- ◎ City Center Area – Guidelines in place

Form-Based Land Development

- ◎ Guides community design work to preserve the relationship there is between the streets, building, and public use = pedestrian friendly
- ◎ Creates a predictable outcome through city regulations
- ◎ Form-based code is not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory

City Center Master Plan

September 2005

- Initiated by City Council and incorporated the Planning Commission into an ad hoc project planning committee
- Several meetings were held with a planning and design consultant to generate ideas before a public open house and presentation was held to test the concepts.
- Plan was refined and another public hearing held before being formally adopted by City Council in September 2005.
- Same/similar process and end result as a PUD that is used by metro municipalities

City Center Plan Major Features

- ⦿ Compact Main Street district with offices over shops
- ⦿ Town square
- ⦿ Parkway roads
- ⦿ Traditional housing – front porches and rear garages
- ⦿ Sidewalks and street trees
- ⦿ Variety of housing
- ⦿ Greenways with trails and open space
- ⦿ High quality design and materials in both private and public improvements

City Center Master Plan

Similar concept to a PUD and Form-Based:

- ◎ Access and Circulation
- ◎ Commercial Development
- ◎ Public Open Spaces and Plazas
- ◎ Housing – types
- ◎ Civic Functions
- ◎ Office Space

City Center Design Guidelines

- ⦿ Height of buildings
- ⦿ Setback to sidewalks
- ⦿ Facades
- ⦿ Street trees
- ⦿ Signage
- ⦿ Lighting
- ⦿ Parking
- ⦿ Street Design/Parkways
- ⦿ Greenways
- ⦿ Public Parks and Open Space

Public Art

“Public art may consist of a wide variety of sculpture, signage, banners, murals, lighting, water, or patterns on streets, sidewalks or other infrastructure (e.g., manhole covers). Ideally, public art should be touchable and accessible, integrated into buildings and sites during the design process, and particular to East Bethel. (6-12).”

City Center Implementation Program

Includes but is not limited to the following:

- ⦿ City Center Plan Adoption: City Center plan has been formally adopted by the City Council and incorporated into the adopted East Bethel Comprehensive Plan - DONE
- ⦿ Incorporate City Center into the Zoning Ordinance – DONE
- ⦿ Implement Municipal Utilities – IN THE PROCESS
- ⦿ Surfacewater Management Plan – DONE
- ⦿ Obtain Regional Support – DONE
- ⦿ Property Marketing – On-going

City Center Implementation Program

Amendments to the Zoning Ordinance

- Approvals negotiated as a PUD; however, it was recommended by the consultant to incorporate guidelines into zoning code.

City Center Guidelines Incorporated into Zoning Ordinance

These may include:

- ⦿ Residential or commercial building setback and height
- ⦿ Multi-family residential or commercial building façade treatment
- ⦿ Multi-family residential or commercial parking location and design
- ⦿ Landscaping
- ⦿ Local street width
- ⦿ Garage setback
- ⦿ Sidewalks
- ⦿ Street trees

This is an example of Form-Based Land Development!

Some of these examples have been incorporated into zoning:

- ◎ Section 27. Landscaping Regulations: Planned Business Overlay District and City Center District
- ◎ Section 28. Architectural Standards: Planned Business Overlay District and City Center District
- ◎ Section 49. City Center District
- ◎ Section 54. Planned Business Overlay District
- ◎ Section 55. Planned Unit Development
 - In the process of expanding this section

Other Ordinance/Policies

- ◎ Chapter 54. Signs: Planned Business District and City Center District
- ◎ Minimal Impact Design Standards (on-site storm water management) – in the process

Questions????



City of East Bethel Economic Development Authority Agenda Information

Date:

July 25, 2012

Agenda Item Number:

5.0

Agenda Item:

Staff Report

Requested Action:

Informational Only

Background Information:

Community Garden Concept

Staff was contacted by Mr. Mike Rivard of Central Wood Products, located at 19801 Highway 65 NE, regarding the possibility of creating a community garden at the site of River Country Co-op (Marathon Gas Station). City Council supported the concept and it is now a reality. The garden is maintained by volunteers and all of the produce will be donated to the North Anoka County Emergency Food Shelf and Closet (NACE) to store and distribute. NACE has committed volunteers ready to help with the project. It is estimated that the garden will provide over 1,000 pounds of fresh, organic produce for distribution.

The raised beds take up an area approximately 20 feet by 40 feet. All materials have been donated. Plants were donated by local garden centers, the soil donated by Plaistads in Elk River, and composted manure donated by the U of MN – MN Mulch and Soil.

Minimal Impact Design Standards (MIDS)

On May 30, 2012, staff met with the MIDS consultants to discuss the work plan and meeting agenda.

The consultants are in the process of reviewing the following city ordinances, policies and plans:

- Zoning Code (including planned unit developments, shoreland and floodplain),
- Subdivision Code (including wetlands),
- East Bethel Stormwater Plan,
- Watershed district plans, and
- East Bethel Comprehensive Plan.

The timeline is as follows:

First part of August: Once the document review is completed, the consultants will meet with staff to discuss the findings.

Mid-August: Consultants will meet with Planning Commission and City Council (joint meeting) for 90 minutes to give an overview of the program, outcome of the ordinance review, and will be seeking direction to move forward.

An additional two 90-minute work sessions will be scheduled with Planning Commission and City Council for the month of August.

The goal of the consultants is to complete their portion of the MIDS project no later than the first part of December. Staff will then begin the process to incorporate MIDS into city codes and policies.

Fiscal Impact:

Not Applicable

Recommendation(s):

Informational Only

City Council Action

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

No Action Required: _____