

**AGENDA
HANOVER CITY COUNCIL & PLANNING COMMISSION
FEBRUARY 18, 2020**

**MAYOR
CHRIS KAUFFMAN**

**COUNCIL
DOUGLAS HAMMERSENG
KEN WARPULA
JIM ZAJICEK
MARYANN HALLSTEIN**

**PLANNING COMMISSION
STAN KOLASA
JIM SCHENDEL
MICHAEL CHRISTENSON
MICHELLE ARMSTRONG
DEAN KUITUNEN**

- 1. Call to Order Special Joint City Council/Planning Commission Work Session: 6:00 pm**
- 2. Approval of Agenda**
- 3. Concept Plan: Mercantile Pass**
- 4. Adjournment**

Collaborative Planning, LLC

MEMORANDUM

TO: Honorable Mayor and Council and Planning Commission

FROM: Cindy Nash, AICP, City Planner

DATE: February 18, 2020

SUBJECT: Mercantile Pass for Concept Plan

APPLICANT: Maverick Construction

LOCATION: Generally located on both sides of CR 19 in Hennepin County, east of CR 123

COMPREHENSIVE PLAN: Commercial, Downtown Commercial, Neighborhood Residential and Rural Residential

Requested Action:

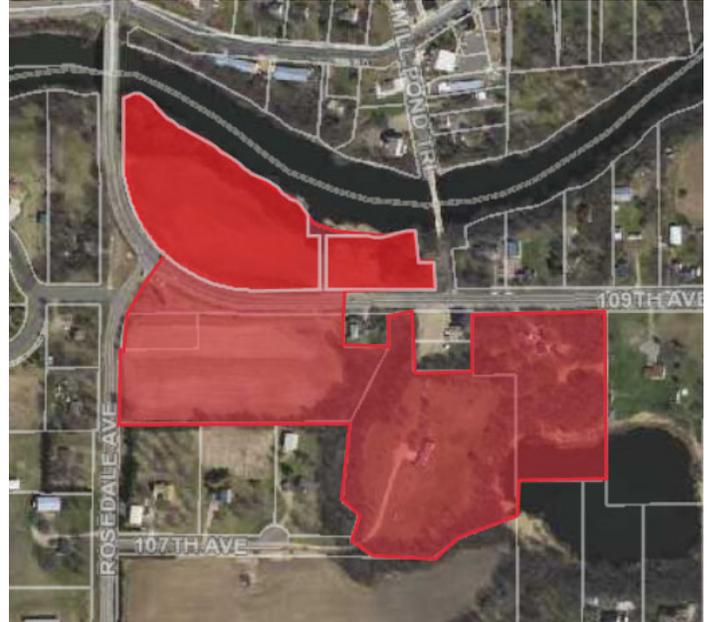
The Planning Commission and Council are asked to provide specific feedback to the developer on the concept plan. Possible motions are the following:

1. Recommend approval of the concept as shown in the plan and as per the design parameters assumed and subject to the comments by the City Planner and City Engineer.
2. Recommend denial of the concept plan, providing feedback for why the plan is not acceptable.
3. Recommend approval of the concept plan, but note items that the Planning Commission would like to see changed prior to a preliminary plat being submitted.

It is suggested to break the project up into pieces for discussion and to review the two commercial areas and apartment areas separately.

Description of Request

The applicant has submitted a concept plan to develop multiple properties into a mixed commercial and residential development on a site containing approximately 25.7 acres. An aerial photo of the proposed redevelopment property is to the right.



A concept plan is a courtesy review of a proposed project prior to engineering design being completed. Comments and approval by the City Council is non-binding and meant to be used as a guide when preparing a preliminary plat for a development. Full review of project plans occurs at the preliminary plat stage, and there are frequently additional changes made to the plans prior to preliminary plat submission.

However, the Developer is looking for specific enough feedback that they can feel comfortable preparing a preliminary plat based on the design parameters shown in the concept plan and outlined later in this memo.

Apartment Area:

The applicant has provided a handout with more detail on the apartments.

Utilizing the density calculations, this development would have the following approximate density for the residential component:

Net Acreage 8.94 acres

Density = 176 units/8.94 acres = 19.68 units/acre

This density is not consistent with the Comprehensive Plan guidance of Multi-Family Residential which requires greater than 4 but less than 12 units per net acre. However, the density calculations made at this time are an estimate and would be recalculated with a preliminary plat application.

This is a typical density for apartment/multi-family buildings particularly in or near the edge suburbs of the metro area. For comparison, St. Michael has two apartment buildings with the following size and density:

- 40 St. Michael Parkway West – 1.09 acres with 42 units = 38.53 units per acre
- 39 St. Michael Parkway West – 2.35 acres with 49 units = 20.85 units per acre

If the Council is acceptable with considering apartments with this type of density, I would propose the following actions:

1. Amend the Comprehensive Plan text to change the name of the existing “Multi-Family Residential” to “Medium-Density Residential”
2. Create a new guidance area called “High-Density Residential” that would allow for approximately 12-20 units per acre (the specific values could be discussed during the amendment process).
3. Amend the Future Land Use Map as a part of a development application to “High-Density Residential”

Commercial Areas

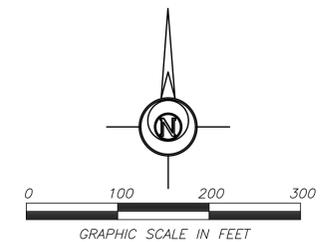
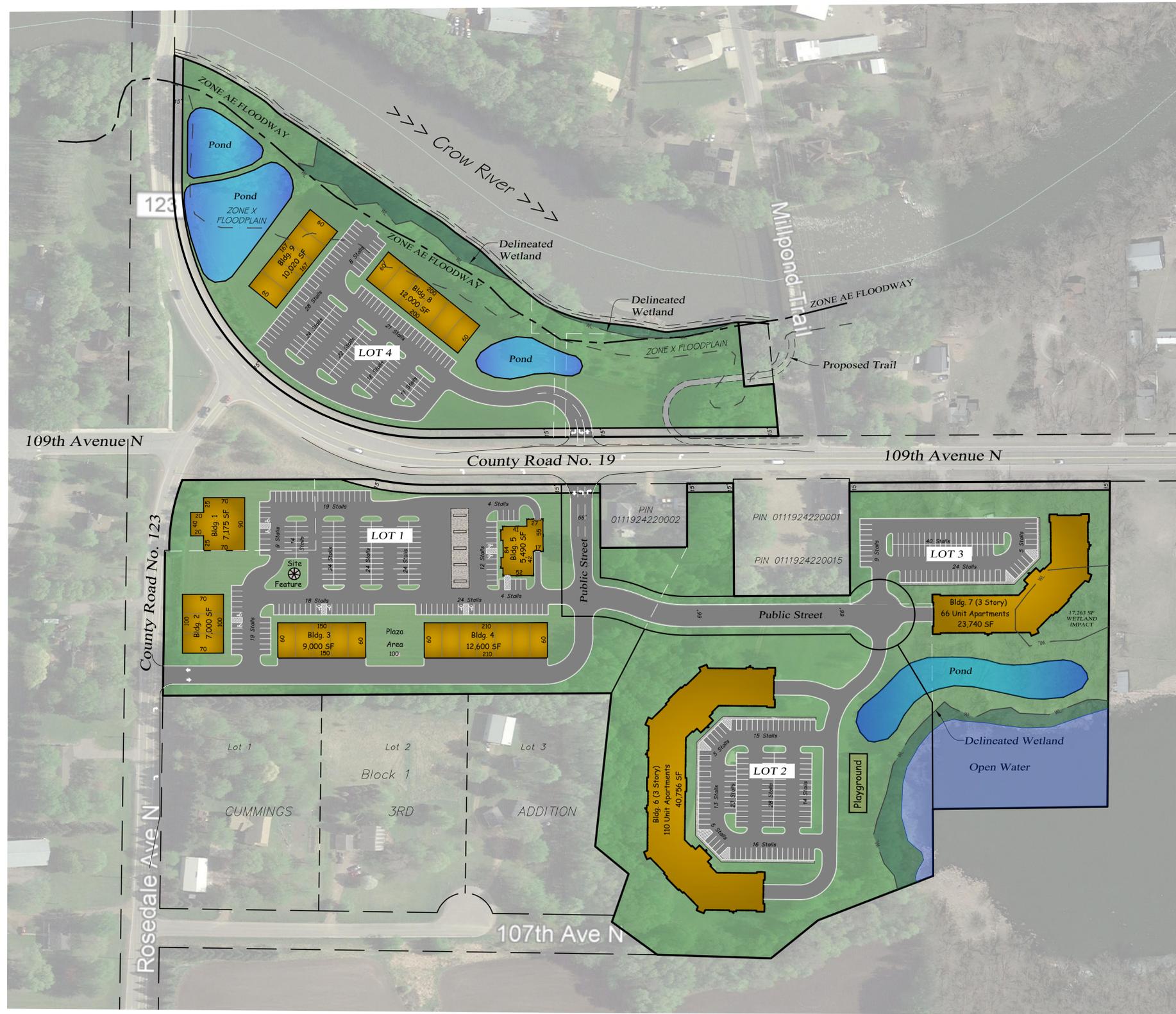
The Applicant has provided sample architecture for his vision of what the project would look like.

The area on the south side of CR 19 is zoned for Commercial, while the area on the north side of CR 19 is zoned Downtown Commercial and is fully within the shoreland overlay district. As a result, there would be somewhat different zoning requirements applied to each of these areas.

Transportation

A key focus on a development in this location would be related to transportation impacts and needs, both in the interim and in the future after improvements are made to CR 19.

As part of the EAW, this development will require a traffic study. A preliminary meeting has occurred with both Hennepin and Wright County, and we plan for additional discussions to occur to determine appropriate assumptions to make for inclusion and modelling in the traffic study.



CLIENT:
Bryan J Reitzner
 11227 River Road
 Hanover, MN 55341
 Bryan j Reitzner
 763-498-7401
 bryan@maverickconstructiononline.com

EXISTING P.I.D. #S

- 0111924220003
- 0111924220006
- 0111924220016
- 0111924210011
- 3612024330003
- 3612024330002

APPROXIMATE GROSS AREA

25.7 ACRES

DEVELOPMENT DATA:

- LOT 1: BUILDINGS 1-5; 41,265 SF COMMERCIAL
 1 STORY BUILDINGS
 195 PARKING STALLS
 LOT AREA: 253,196 SF = 5.8 AC
 FAR: 0.16
 IMPERVIOUS AREA: 162,605 SF (64 %)
 PERVIOUS AREA: 90,591 SF (36 %)
- LOT 2: BUILDING 6; 110 APARTMENT UNITS
 3 STORY BUILDING
 110 PARKING UNDERGROUND
 119 PARKING SURFACE
 229 PARKING TOTAL
 LOT AREA: 270,252 SF = 6.2 AC
 FAR: 0.15
 IMPERVIOUS AREA: 102,833 SF (38 %)
 PERVIOUS AREA: 167,419 SF (62 %)
- LOT 3: BUILDING 7; 66 APARTMENT UNITS
 66 PARKING UNDERGROUND
 78 PARKING SURFACE
 144 PARKING TOTAL
 LOT AREA: 191,278 SF = 4.4 AC
 FAR: 0.12
 IMPERVIOUS AREA: 106,394 SF (56 %)
 PERVIOUS AREA: 84,884 SF (44 %)
- LOT 4: BUILDINGS 8-9; 22,020 SF COMMERCIAL
 1 STORY BUILDINGS
 132 PARKING STALLS
 LOT AREA: 295,694 SF = 6.8 AC
 FAR: 0.07
 IMPERVIOUS AREA: 89,063 SF (30 %)
 PERVIOUS AREA: 206,631 SF (70 %)

MERCANTILE PASS
 Multi Use Development Project
 xxxxx 109th Avenue N
 Hanover, Minnesota 55341
CONCEPT PLAN A

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

Date: _____ Reg. No. _____
 PREPARED BY: **CIVIL ENGINEERING**
SITE DESIGN
 115 East Broadway St.
 Monticello, Mn 55362
 Phone: 763-314-0929
 www.civileng.com

REVISIONS	VERTICAL SCALE 1 inch = _____ feet
	HORIZONTAL SCALE 1 inch = 100 feet (FULL SIZE SHEET 22 X 30)

DATE 12/20/19	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD
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FILE NO. 00752

1/1

Concept Plan A



Merchantile Pass

Merchantile Pass or more commonly referred to as Old Town is comprised of 6 properties that have been acquired and assembled over a 30 year period. These properties total approximately 26 acres.

Old Town development boasts more than 2200 lin ft of Co Rd 19 frontage and 360 lin ft of Co Rd 123 frontage. The site has high visibility which is essential for the success of the Old Town project, or any project of this kind.

Car counts recently reported by Wright County are 11,600 cars per day at a point south east of the bridge at Co Rd 123 and Co Rd 19 intersection. Co Rd 123 car counts are 1600 cars per day. Co Rd 19 car counts are 9900 per day. The last reported car counts I could find taken by Hennepin County date back to 2010 and report 8500 cars per day on Co Rd 19 and 1350 car per day on Co Rd 123 for a combined total of 9850 cars per day.

Wright County's estimate of 11,600 cars per day currently and are projected to reach 14,000 cars per day in the near future. I believe car counts are higher than what is currently reported and projected.

In 2007 we participated in a traffic study with Hennepin County. At that time our traffic engineer designed Co Rd 19 access into the Old Town development. Recently Hennepin County has approved this access plan. Also in 2008 we were given approval of a 2nd access to the site on Co Rd 123. Another meeting is scheduled with Hennepin County city staff to finalize our design & plans.

Over the years the city has always viewed the Co Rd 19 Old Town corridor as the gateway into Hanover. They have always emphasized attention to the historic bridge & river as a unique centerpiece of this corridor. I believe we have the same vision. I am about building layout and architectural design. I envision a unique development, with awesome natural assets; ravines wooded property borders, ponds, streams, river and of course the historic bridge. Merchantile Pass has what it needs now to become a reality. It has size, access, car counts and visibility.

SE Site

This property has 2 buildings proposed. The 66 unit building is proposed as an assisted living, memory care and independent living facility.

The second building is a 110 unit market rent apartment building.

These buildings are set on 13 acres and are screened by dense tree growth around 3 sides of the property. The site also has a large pond and a ravine with a small stream.

SW site

11227 RIVER ROAD N. E. • HANOVER, MN 55341
PHONE (763) 498-7401 • FAX (763) 498-7609 LICENSE # 5572

This site is the main commercial center, Old Town. The anchor user would be a gas station convenience store expanded to offer more grocery & convenience items. The balance of the leasable space will be a variety of users including but not limited to beauty shops, insurance, coffee shop, liquor, sandwich shop, health care related and so on.

The theme of this commercial development is Old Town. The building would be designed as they were in the 1920-1940s; but with some modern additions and a Maverick touch. A rendering of a liquor store is included. I am not interested in buildings that all have a different style and that do not complement each other. The style & architecture for all of the buildings of the entire project need to be designed to complement each other.

NW site – the river property

This property falls within the shoreland management overlay district. Site development is limited to no more than 30% of land development. This property has all kinds of possibilities; residential, town homes, office condos, destination type users like spas and the like and or public uses. We continue to explore all options.

Find included a copy of The McComb Group market analysis for the proposed commercial site. This will give you some good insight as to how much gross leasable space the city of Hanover can absorb and the type of users you can expect.

Even though our proposal is only 26 acres, it is the largest property in the County Road 19 corridor that can qualify for a development of this proposal. It has the car counts now and they will continue to grow. It has County Road 19 access that meets the requirement of the controlled intersection. It has a well laid out concept plan where all the properties and uses complement each other.

This is a challenging project that will take time, money and a lot of work. The question is not if this project will be built but when. Timing is everything and when the right time and opportunity emerges we want to be in a position to capitalize on it.

Respectfully,



Bryan Reitzner

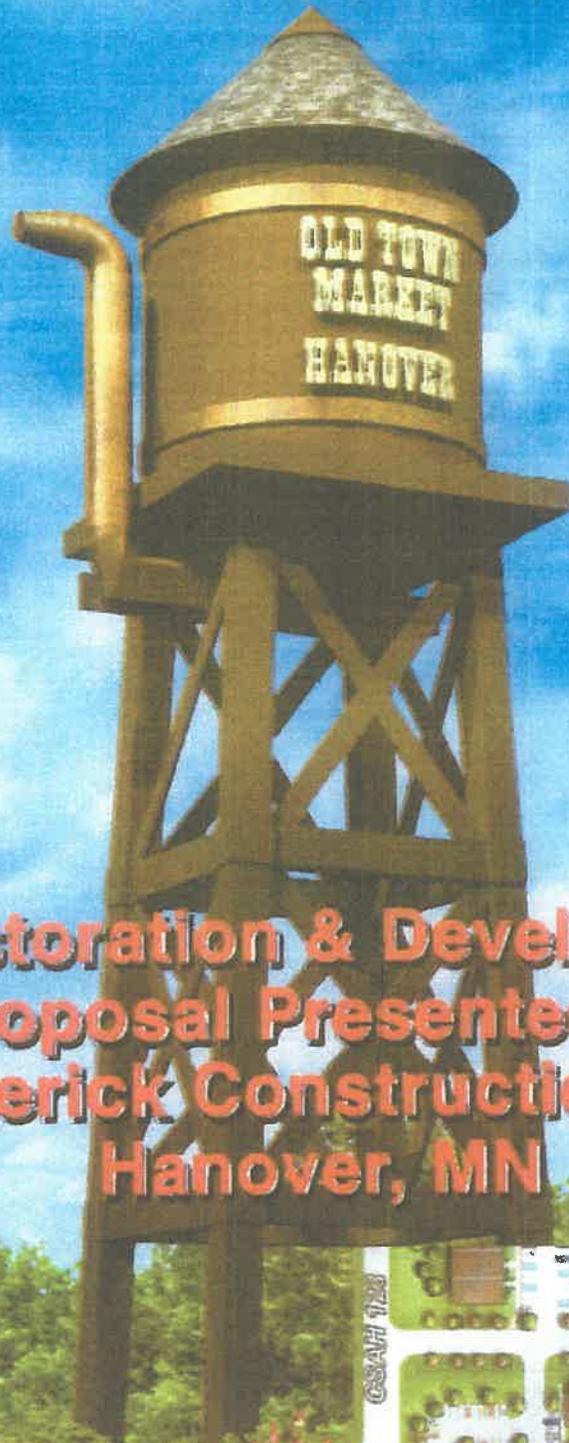
Mercantile Pass Property Details

Area	PID	Common Address	Legal Description	Est Size (ac)	Existing Zoning	Proposed Zoning
A	3612024330003	29940 109th Ave N (RIVER LOT)	THAT PART OF SW 1/4 OF SW 1/4 LYING S OF CROW RIVER AND W OF BRIDGE ST EX DAM SITE AND EXCEPT ROAD AND EXCEPT CARTWAY AS DESC IN DOC NO 3937489	7.12	B-1	PUD
A	3612024330002	(unassigned) (RIVER LOT)	THAT PART OF SW 1/4 OF SW ¼ COM AT A PT 66 FT S FROM CTR PT OF S END OF DAM TH E 150 FT TH N TO CROW RIVER TH WLY ALONG RIVER TO A PT 50 FT WLY FROM CTR PT OF S END OF DAM TH S TO A PT DIS 50 FT W FROM BEG TH E TO BEG ALSO CARTWAY AS DESC IN DOC NO 3937489	0.18	B-1	PUD
B	0111924220003	(unassigned) (MAIN COMMERCIAL)	N 150 FT OF W 290.4 FT OF NW ¼ EXCEPT ROADS	0.66	B-1	PUD
B	0111924220006	(unassigned) (MAIN COMMERCIAL)	REGISTERED LAND SURVEY NO. 1546 HENNEPIN COUNTY, MINNESOTA. TRACT A EX ROAD	5.92	B-1	PUD
C	011924220016	30016 107th Ave N (SE PROPERTY)	REGISTERED LAND SURVEY NO. 1546 HENNEPIN COUNTY, MINNESOTA. TRACT B SUBJECT TO HWY	7.4	B-1	PUD
C	0111924210011	29911 109th Ave N (SE PROPERTY)	THAT PART OF N 1/2 OF NW 1/4 OF SEC 1 T 119 R 24 DESC AS FOL BEG AT A PT ON N LINE OF SAID N 1/2 OF NW ¼ DIS 1198 FT E OF NW COR THOF TH S AT R/A 247 FT TH E AT R/A 139.33 FT TH S AT R/A TO INTERSECTION WITH N LINE OF LOT 4 BLK 1 THE LOEFFLER FARM 2ND ADDITION AND ITS EXT TH E ALONG SAID N LINE AND ITS EXT TO W LINE OF E 967.74 FT OF SAID N 1/2 OF NW 1/4 TH N ALONG SAID W LINE TO N LINE THOF TH W ALONG SAID N LINE TO BEG	4.5	B-1	PUD

Mercantile Pass Property Details

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HANOVER RETAIL & PARK DEVELOPMENT

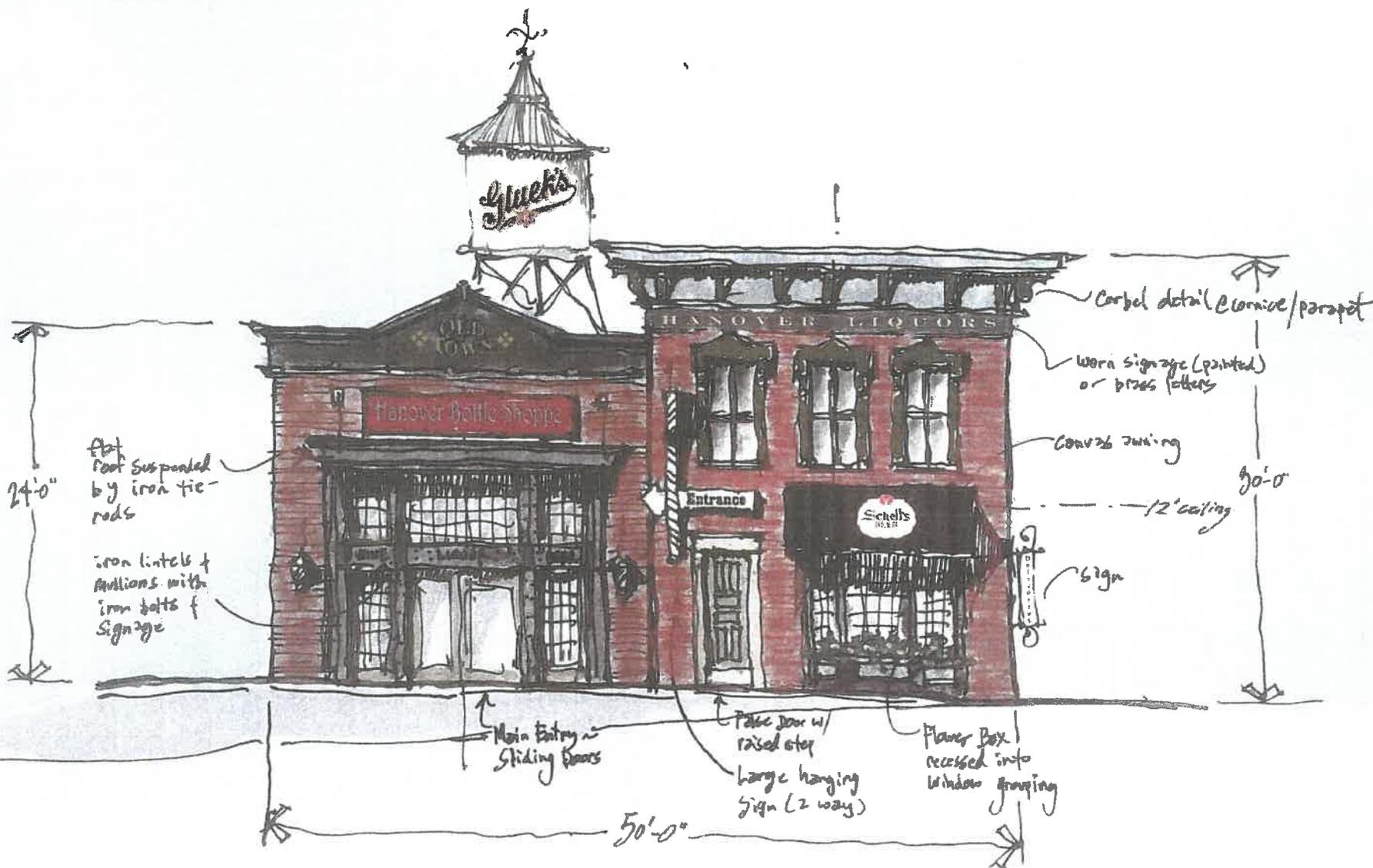


**A Restoration & Development
Proposal Presented By
Maverick Construction Co.
Hanover, MN**

**Water Tower
(View Looking North)**



907th Ave. N



HANOVER BOTTLE SHOPPE

{Hanover, Minnesota}





Concept Mercantile Pass Apartment Hanover, MN

- Proposed Use: Market rate rental housing apartment
- Unit Mix: mix of studio, 1, and 2 bedroom units
- Building Designs: apartments 3-story building with underground parking
- Unit Amenities: washer/dryer in each unit, dishwasher, microwave, LTV/carpet flooring, individual unit heating/air-conditioning
- Site Amenities: on site property management, 24-hour maintenance, community room, fitness room, secure entry underground parking, secured storage space options for tenants
- Parking: apartments; 2 stalls per unit (1 underground covered)

Building Exterior Materials:

- Horizontal Siding (Possibly LP Smartsiding or 6" steel siding)
- Board and Batten Siding (Possibly Klauer steel siding)
- Thin Brick Veneer: (Possibly Boulder Creek)
- Cultured Stone: (Possibly Boulder Creek)
- Shingles: Owens Corning or GAF
- LP Smartsiding and/or steel siding with some combination of a cultured stone or brick product is typical for market rate apartments.
- Note: Colors indicated on example picture are not what will be proposed for the project.



Memorandum

To: *Cindy Nash – Hanover City Planner*

From: *Justin Messner, PE – Hanover City Engineer*

Cc: *Brian Hagen – Hanover City Administrator*

Date: *January 23, 2020*

Re: *Mercantile Pass Concept Plan Review*

As requested, we have reviewed the Mercantile Pass concept drawings as prepared by Civil Engineering Site Design Inc., received on January 17, 2020. These preliminary comments are meant only to provide feedback for the design.

1. Include internal pedestrian facilities connecting the housing and commercial/retail portions of the development.
2. Show a pedestrian connection from the southern portion of the development to the regional trail.
3. The traffic study should evaluate multiple improvement scenarios (turn lanes, alternative access geometry, roundabouts, etc.) to streets adjacent to the site. The traffic study will also need to be reviewed by Hennepin and Wright County before completing the EAW in order to incorporate their comments in the preparation of the EAW.
4. Hydrant flow testing and pressure tests should be conducted to ensure the development (multi story) can be serve adequately. This work should be coordinated with Joint Powers.
5. A capacity analysis of the gravity sanitary sewer system and lift stations should be completed to verify capacity of the system and necessary improvements.
6. The property south of 107th Ave N is likely to be developed in the near future. A sanitary sewer easement should be included along the west side of building #6 to the right-of-way at 107th Ave to see if sewer access can be provided to this area.

Collaborative Planning, LLC

MEMORANDUM

To: Brian Hagen, City Administrator

From: Cindy Nash, City Planner

Date: January 23, 2020

Subj: Planning Review Comments – Mercantile Pass
Concept Plan received January 17, 2020

I have reviewed the concept plan last received January 17, 2020 and have the following preliminary comments:

1. Engineering comments will be included within a separate memo.
2. An EAW will be required for a development of the size proposed.
3. The portions of the property shown as apartments are guided Neighborhood Residential and Rural Residential in the Comprehensive Plan. In order to develop at greater densities, a Comprehensive Plan Amendment to change the Future Land Use Map to Multi-Family Residential would be required.
4. In Hanover's Comprehensive Plan, multi-family development can be permitted in areas guided Multi-Family at densities of between 4 and 12 units per net acre. The development as proposed contains density greater than permitted under the Comprehensive Plan (Building 6 at 19 units per acre and Building 7 at 20.6 units per acre). Either a text amendment to the Comprehensive Plan would be required to be approved, or a reduction in the number of units to meet a density not greater than 12 units per net acre would be needed in order to comply even if the Future Land Use Map amendment to the Comp Plan was approved.
5. No new parks are shown in the Comprehensive Plan on the subject site likely because of the lower density development in the current Future Land Use guidance, but this may need to be re-evaluated along with a review of a Comprehensive Plan Amendment. Future Park 7 on the Park and Trail Map could potentially be shifted to the north to provide more walkable access to this

property, and pedestrian trail connections should be planned to provide access toward a park in the general area of Future Park 7.

6. Rezoning of the property to different zoning districts would also be required for the apartment buildings.
7. A review against the zoning ordinance has not been completed. However, given the density proposed it is anticipated that there would be challenges in meeting zoning ordinance requirements for the apartment portion without reduction in the number of units. In addition, it is anticipated that the commercial areas would likely require a Planned Unit Development to address at a minimum road frontage and access considerations.
8. A Planned Unit Development would likely be needed for the entire project.
9. Three Rivers Park District would like to coordinate with the Developer to acquire an easement for the trail to the historic bridge.

cc: Justin Messner, WSB
Nick Preisler, WSB