



Planning Commission Meeting

January 04, 2023

7:00 PM

Fridley City Hall, 7071 University Avenue N.E.

Agenda

Call to Order

Roll Call

Approval of Meeting Minutes

- [1.](#) Approval of the November 16, 2022 Planning Commission Meeting Minutes

Public Hearing

- [2.](#) To Consider a Comprehensive Plan Amendment, CPA #22-000001, by Roers Companies to Modify the Future Land Use Designation and Map from Commercial to Multi-Family for the Property at 6257 University Avenue N.E.
- [3.](#) To Consider a Rezoning, ZOA #22-000001, by Roers Companies to Rezone the Property at 6257 University Avenue N.E. from C-3, General Shopping to S-2, Redevelopment District to Allow for the Construction of a Multi-Family Housing Project
- [4.](#) To Consider a Plat, PS #22-000003, by Roers Companies to Replat the Property at 6257 University Avenue N.E. to Redevelop the Property for a Multi-Family Housing Project

Other Business

Adjournment



AGENDA REPORT

Meeting Date: December 21, 2022

Meeting Type: Planning Commission

Submitted By: Julie Beberg, Office Coordinator

Title

Approval of the November 16, 2022 Planning Commission Meeting Minutes

Background

Attached are the minutes from the November 16, 2022 meeting for the Commission's consideration

Financial Impact

None

Recommendation

Staff recommend the approval of the November 21, 2022 Planning Commission Meeting Minutes

Attachments and Other Resources

- November 21, 2022 Planning Commission Meeting Minutes

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



PLANNING COMMISSION

November 16, 2022

7:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.

MINUTES

CALL TO ORDER

Chair Hansen called the Planning Commission Meeting to order at 7:00 p.m.

PRESENT

Pete Borman

John Buyse

Amy Dritz

Ryan Evanson

Mark Hansen

Terry McClellan

Ross Meisner

Stacy Stromberg, Planning Manager

APPROVAL OF MEETING MINUTES

1. Approve September 21, 2022, Planning Commission Minutes

Motion by Commissioner Meisner to approve the minutes. Seconded by Commissioner Evanson.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING

3. Public Hearing to Consider Special Use Permit, SP #22-000001, by Wild Things Unlimited, a Tenant in the Building Located at 7280 Commerce Lane N.E. to allow Commercial Retail and a Coffee Shop Use in an M-1, Light Industrial Zoning District.

Motion by Commissioner Evanson to open the public hearing. Seconded by Commissioner Dritz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS OPENED AT 7:01 P.M.

Stacy Stromberg, Planning Manager, presented a request for a special use permit to allow a small coffee shop within the existing retail and warehouse space in the building located at 7280 Commerce Circle East. She stated that the management company has provided approval for the tenant to submit this

application. She reviewed a site description and history along with the code requirements for special use permits. She reviewed the allowed uses within the M-1 Light Industrial district, along with accessory and special uses allowed. She provided details on Wild Things Antiques and Collective and its proposed coffee shop. She reviewed the conditions that would need to be met to allow a commercial, service use or restaurant space within industrially zoned buildings. She noted that the applicant meets all of those conditions and staff has recommended additional stipulations of approval. She stated that staff recommends approval and reviewed the seven proposed stipulations that staff would recommend.

The Commission asked if there would be signage or advertising of the coffee shop. The petitioner, David Wenzel provided details on the signage proposed for the store and the number of customers they typically have in the store. It was confirmed that this would be an amenity for those shopping rather than a separate use/business. It was also confirmed that there would not be food preparation and only service of prepackaged items.

Ms. Stromberg noted that the petitioner would need to obtain a food license from the City for the coffee shop and the Anoka County health department would likely issue a permit for the prepackaged food service. It was confirmed that those licensing requirements are contained within the noted stipulations recommended by staff.

Motion by Commissioner Meisner to close the public hearing. Seconded by Commissioner Evanson.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS CLOSED AT 7:18 P.M.

The Commission noted that there is ample parking and plenty of space at this location.

Motion by Commissioner Evanson approving the special use permit request, provided that code requirements are met and subject to stipulations. Seconded by Commissioner Buyse.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS

Stacy Stromberg, Planning Manager, provided an update on recent and upcoming planning items and items of interest to the Commission.

ADJOURNMENT

Motion by Commissioner Meisner to adjourn the meeting. Seconded by Commissioner Evanson.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:24 P.M.

Respectfully submitted,
Amanda Staple, Recording Secretary



AGENDA REPORT

Meeting Date: January 4, 2023

Meeting Type: Planning Commission

Submitted By: Stacy Stromberg, Planning Manager

Title

To Consider a Comprehensive Plan Amendment, CPA #22-000001, by Roers Companies to Modify the Future Land Use Designation and Map from Commercial to Multi-Family for the Property at 6257 University Avenue N.E.

Background

See attached Land Use Application Summary and Written Report.

Financial Impact

Recommendation

See attached Land Use Application Summary and Written Report.

Attachments and Other Resources

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



Land Use Application Summary

Item: CPA #22-000001, ZOA #22-000001
PS #22-000002

Meeting Date: December 21, 2022, postponed
January 4, 2023 – Special Mtg.

GENERAL INFORMATION

Petitioner:

Roers Companies
Two Carlson Pkwy N, Suite 400
Plymouth, MN 55447

Requested Action:

Comprehensive Plan Amendment, Rezoning
and Plat

Location:

6257 University Avenue

Existing Zoning:

C-3, General Shopping

Size:

158,961 sq. ft. 3.65 acres

Existing Land Use:

Commercial – Moon Plaza strip mall

Surrounding Land Use & Zoning:

N: Commercial & C-3
E: Commercial and Multi-Family & C-3 and R-3
S: St. Williams Church & R-3
W: University Avenue & Right-of-Way

Comprehensive Plan Conformance:

Property is designated as Commercial

Building and Zoning History:

1956 – Auditor Sub. recorded.
1963 – Building issued.
1965 – Building construction completed.
Several permits have been issued over the
years to allow interior remodels.

Legal Description of Property:

See attached certificate of survey

Public Utilities:

Building is connected and adequate services
are available for the new use

SPECIAL INFORMATION

Transportation:

Property is accessed from the University Avenue
Service Drive

Physical Characteristics:

Building, parking, with very little landscaping

Summary of Request:

The petitioner, Andy Bollig with Roers
Companies has submitted three land use
applications to allow for the redevelopment of
the Moon Plaza, located at 6257 University
Avenue. The redevelopment that is proposed is
to allow for the construction of a multi-family
housing development, located at 6257 University
Avenue. Those items are: 1. Comprehensive Plan
Amendment from a Commercial Use to a
Residential Use 2. Rezoning from C-3, General
Shopping to S-2, Redevelopment District 3. Re-
Plat to combine the two existing lots to create
one lot for the development

Staff Recommendation:

City staff recommends approval of the requested
land use applications, subject to stipulations.



Aerial of the Property

City Council Action/60 Day Action Date:

City Council – January 9, 2023

60 Day Date – January 16, 2023

Staff Report Prepared by Stacy Stromberg and
Nancy Abts

Written Report –

The Request

The petitioner, Andy Bollig, Developer with Roers Companies is requesting three land use items to allow for the redevelopment of the Moon Plaza property, located at 6257 University Avenue N.E. The redevelopment will allow for the construction of a 169-unit affordable multi-family rental housing development.

The land use items are:

1. *Comprehensive Plan Amendment* – The 2040 Comprehensive Plan's designates the future land use of the property as Commercial. The petitioner is requesting an amendment to change the land use designation of the site to Multi-Family.
2. *Rezoning Request to S-2, and Subsequent Master Plan* – The subject property is currently zoned C-3, General Shopping and the petitioner is requesting to have the property rezoned to S-2, Redevelopment District. When a property is zoned S-2, Redevelopment District, a master plan needs to be approved for the site.
3. *Plat* – To accommodate the redevelopment of the property, the petitioner would like to replat the property to create one new lot.

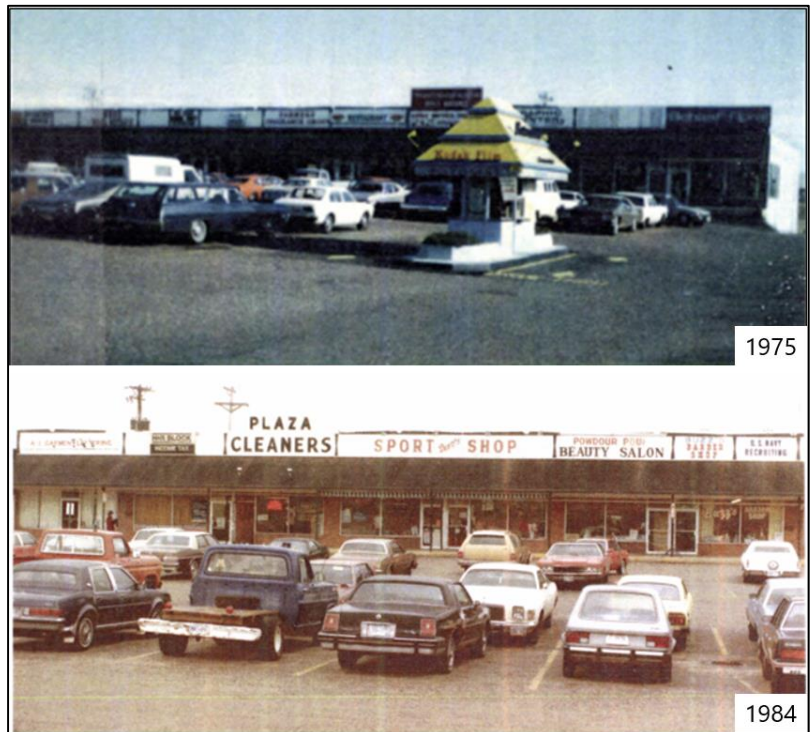
Site Description and History

The Moon Plaza Shopping Center was constructed between 1963-1965. Over the years it has been home to wide variety of retail and office users including a dry cleaner, a beauty salon and barber shop, small grocery stores, military recruiting offices, a café, and many others. A photo from 1975 shows there once was a small a small photo mat building in the parking lot.

The property sits on the University Avenue Service Drive, north of 61st Avenue. It is bordered by St. Williams Church to the south, small commercial users to the north, and Norwood Square, an affordable senior independent living community to the east.

The property has been a source of criticism for many years, even dating back to 1985. At that time, the City Manager asked the

Planning Coordinator to evaluate the vitality of the outdated, run-down strip center. The memo notes that the building's lack of architectural character, sufficient tenant floor space, landscaping,



attractive lighting, and other contemporary amenities commercial tenants are looking for hindered its ability to attract quality tenants. Over the last two Comprehensive Planning processes, staff has heard from many people in the community, who want to see something done with the outdated Center. Concerns raised were like that of the Holly Center: the poor condition of the structure and its façade, an overabundance of parking, and lack of landscaping. As a result of community concerns and the overall condition of the property, it has been placed in a redevelopment district in the City's Comprehensive Plan for over 20 years.

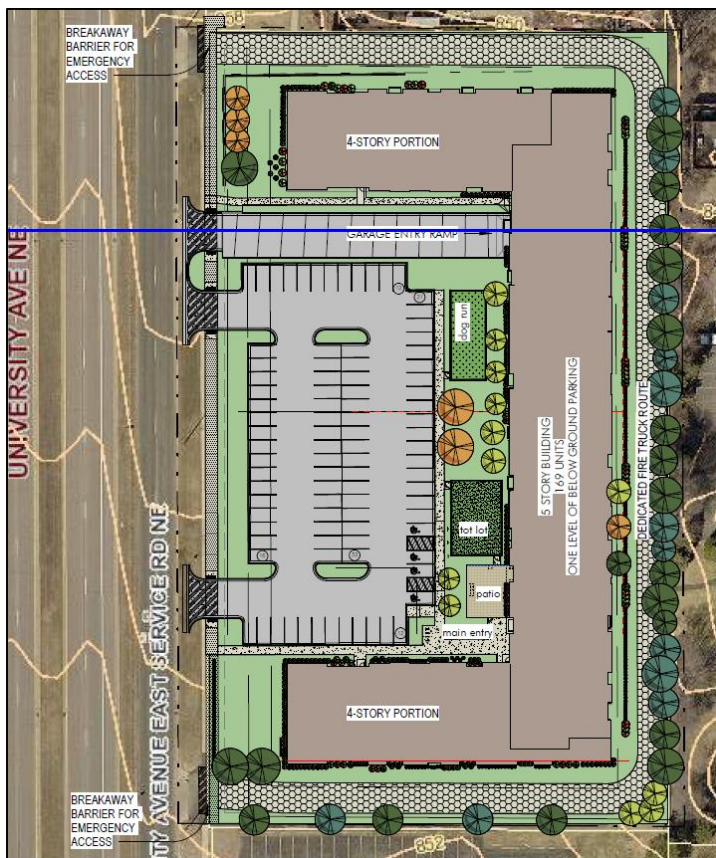
The property has been under the same ownership since the early 1990s. The owner has generally been responsive and willing to work with the City as issues have come up; however, with no major reinvestment in the building and property over the last 40 years, it has become very tired, and is in desperate need of redevelopment.

Roers Companies started discussions with the property owner in early 2022 to potentially purchase the property. Roers has a letter of intent to purchase the property contingent upon these land use items being approved.

Proposed Project

The petitioner is proposing to redevelop the Moon Plaza property by constructing a new 169-unit affordable multi-family housing development. There will be a mix of 1 bedroom, 2 bedroom and 3-

bedroom units, with rents affordable to households earning 60 percent of area median income (AMI). There will be 265 parking stalls on site, with 167 of those underground. The building will be 5-stories along the east side, and the north and south sides of the building will step down to 4-stories. Common area amenities will include a community room, outdoor patio, resident storage areas, a dog wash station, a game room, a playground, a dog run, and a seating and gazebo area.



As described by the petitioner, "the Moon Plaza Multifamily Redevelopment is a transformation of an existing aged retail strip center into a new affordable housing development. The project will create a high-quality development that enables lower than market rents making housing more accessible. It will target an

underserved population of renters without sacrificing finish levels and amenities. The rent levels will be set to serve families and individuals who earn 60% of the area median income (AMI), which is an

annual income of \$56,320 for a family of 2, and \$70,380 for a family of 4. Sixty percent AMI translates to monthly rents for this project being approximately \$1,242 for a one-bedroom, \$1,489 for a two-bedroom, and \$1,717 for a 3-bedroom. Applicants will need to submit income eligibility that is verified by a 3rd party before they can qualify to live in this development."

The chart below shows the 2022 income limits for the Minneapolis-St. Paul Metropolitan Area, at 60% to 100% of AMI, based on household (HH) size, put together by the US Department of Housing and Urban Development (HUD). **The text in red, "65%" is Fridley's median income for 2022.**

Income Limit	1 Person HH	2 Person HH	3 Person HH	4 Person HH
100%	\$82,740	\$94,560	\$106,390	\$118,200
80%	\$62,600	\$71,550	\$80,500	\$89,400
65%	\$53,536	\$61,184	\$68,832	\$76,480
60%	\$49,280	\$56,320	\$63,360	\$70,380

Comprehensive Plan Analysis

The 2040 Comprehensive Plan's Future Land Use Map designates the site as "Commercial." Commercial Land Use is defined as, "Lots or parcels containing retail services, offices, restaurants, and uses that are generally privately owned and operated for profit." The petitioner requests the site be designated "Multi-Family Residential," which applies to "Lots or parcels containing multiple dwelling units, such as...apartment complexes, from 9-40 units/acre..." The site is located within an identified Redevelopment Area, and the Comprehensive Plan notes, "Some specific redevelopment areas have higher density...". With 169 proposed housing units across a 3.66-acre site, the proposed density is 46 units per acre.

The site is near the proposed "F Line" Bus Rapid Transit (BRT) stops at 61st Avenue, and Mississippi Street, where higher density development may be

Moon Plaza 2030 Comp Plan

This strip mall, facing University Avenue suffers from poor access issues. Since the structure was built in 1964 towards the back of the lot, the building is not clearly visible from the highway. Access from either the south or north off of University is awkward for this 3.6 acre site. The building itself has suffered from many building and fire code challenges in the past. Wall signage is not uniform and unappealing. This shopping area is also over-parked for the level of business it receives, leaving an opportunity for truck drivers to use the site as a truck stop or storage yard. The site lacks landscaping, and what little green space it has is not adequately maintained. The site lacks curb and gutter, and it appears the site is also in violation of required side yard parking setbacks. A public right of way access runs along the property's north edge. Vacation of this right of way should be considered in any future redevelopment of this site.



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warranted. Density at other TOD locations is approximately: 35 units per acre at The Cielo Apartments, 32 units per acre at Fridley Station Village (Altair, Aura, & Ursa Apartments), and 36 units per acre at Axle Apartments.

During the 2030 and 2040 Comprehensive Planning process, City staff continued to hear from Fridley citizens that they'd like to see something done with the Moon Plaza property. The concerns

raised were related to the condition of the structure, the façade, the abundance of parking, and lack of landscaping. The 2030 Comprehensive Plan (adopted in 2009) and the 2040 Comprehensive Plan (adopted in 2021) put the subject property in one of the City's identified redevelopment districts.

13. Moon Plaza and Commercial Lots to the North 2040 Comp Plan

The Moon Plaza strip mall was constructed in the 1960s and was guided for commercial redevelopment in the last Comprehensive Plan update. The strip mall building is outdated and could use a face lift. The property is over-parked for the type of retail businesses that occupy the building. It also struggles with poor access issues, making it difficult for retail businesses to survive. Also included in this redevelopment area are three parcels to the north. One is occupied by the Alano Society, and the other is a small single story office building. The lot to the east is primarily vacant with a ¼ of the lot used for utility purposes. Office/commercial uses should be considered in the redevelopment of this area.



to survive. Also included in this redevelopment area are three parcels to the north. One is occupied by the Alano Society, and the other is a small single story office building. The lot to the east is primarily vacant with a ¼ of the lot used for utility purposes. Office/commercial uses should be considered in the redevelopment of this area.

The following amendments to the 2040 plan, shown in red, are proposed:

to survive. Also included in this redevelopment area are three parcels to the north. One is occupied by the Alano Society, and the other is a small single story office building. The lot to the east is primarily vacant with a ¼ of the lot used for utility purposes. **A combination of office/commercial uses and multi-family housing** should be considered in the redevelopment of this area. **Adjusted Density Range Due to the unique circumstances of this area, the density range of the MFR land use has been increased to 37.0 u/a to 47.0 u/a.**

The 2040 Comprehensive Plan guides the future land use for the subject property and the parcels to



the north and east as commercial. The petitioner's Comprehensive Plan amendment request is to change the land use designation of the subject property to Multi-Family and the Rezoning request is to change the zoning from C-3, General Shopping to S-2, Redevelopment District. The parcels to the north will remain guided in the Comprehensive Plan as commercial and zoned C-3, General Shopping.

The City encouraged the developer to consider incorporating retail and commercial into the building design, however the current market is showing that this mix isn't always viable, and developers are struggling to find commercial tenants to occupy that space. The Roers project at Holly Center did incorporate a commercial parcel, and to date Roers hasn't been able to lease it. Therefore, the proposed project only includes residential uses.

In addition to future land use guidance, the Housing Chapter of the Comprehensive Plan offers some perspective on the project. The Housing Chapter (p. 67)

comments on the concentration of subsidized multi-family housing within a small area of the city. Historically, this concentration arose due to the proximity of other services (e.g., library, bus transit, pharmacy, etc.) in the area. As the petitioner establishes via the submitted Housing Market Study, a similar justification exists for locating this project on the proposed site.

Additionally, the Metropolitan Council has allocated needed affordable housing units to Fridley. This allocation is addressed in the Housing Chapter. By 2030, the Met Council anticipates Fridley will need at least 122 housing units which are affordable to residents earning 51 to 80 percent of AMI. The petitioner proposes to build 169 units at this affordability level. In the housing study, the petitioner establishes significant demand for housing affordable to households earning 60 percent of AMI or less, more than the 122 units anticipated in the forecast.

Moreover, the petitioner's housing study addresses providing housing to existing area residents, while the Met Council's allocation of need is calculated based on anticipated regional population growth. Therefore, proposing to create 169 units of housing affordable at 60 percent AMI is consistent with the Comprehensive Plan.

Lastly, Amendments to the City's Comprehensive Plan need to be approved by the City Council and the Metropolitan Council. Jurisdictions that may be affected by the change—in this instance, Fridley Public Schools, Mississippi WMO, & MnDOT—are given an opportunity to review and comment on the amendment prior to the Met Council's action.

Rezoning Analysis

The City's zoning ordinance and official zoning map are the mechanisms that help the City achieve the vision laid out in the Comprehensive Plan. The law gives the City the authority to "rezone" property from one designated use to another, so long as the zoning meets the intent of the Comprehensive Plan. Therefore, rezoning may be contingent on the Comprehensive Plan Amendment.

Rezoning the property to S-2, Redevelopment District to allow construction of the multi-family housing development will revitalize the property, which is what the City was hoping to achieve through the last two Comprehensive Planning processes. This redevelopment will also be consistent with the zoning and uses on the surrounding properties.

If the rezoning and subsequent master plan are approved by the City Council, any modification of the site plan would need to go back to the City Council for review and approval.

Review and Recommendation of the Rezoning to S-2, Redevelopment District is also required by the HRA to the City Council before the master plan can be approved. The HRA will review the land use requests at their January 5, 2023, meeting.

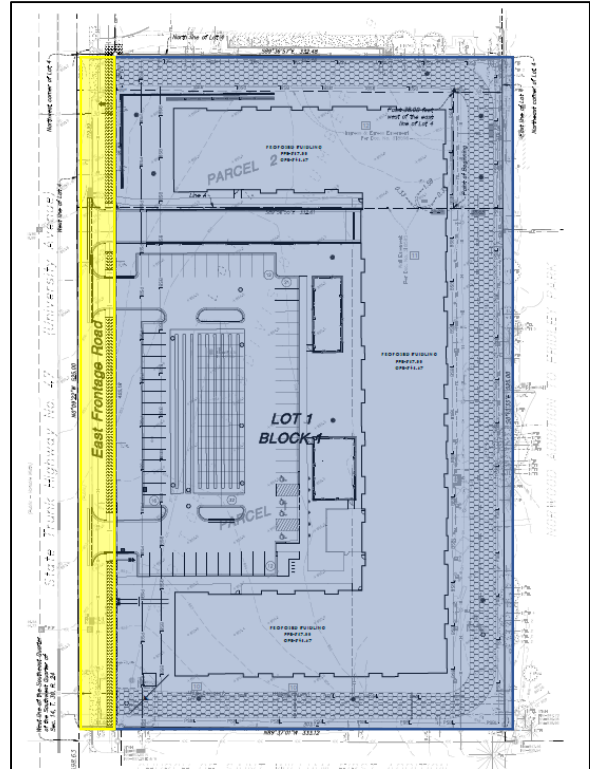
Plat Analysis

To accommodate the redevelopment of the subject property, the petitioner would like to replat the property to create one lot. Platting of the property will also allow the dedication of the west 30 ft. for right-of-way.

Lot 1, Block 1 shown in blue will be 158,961 sq. ft. or 3.65 acres in size, and the right-of-way dedication shown in yellow is 15,750 sq. ft. or .36 acres.

Site Plan Analysis

The proposed project is a 169-unit affordable housing building that will have a mix of 1 bedroom, 2 bedrooms, and 3 bedrooms. Each unit will include a washer and dryer, stainless steel appliances, quartz counter tops, and 9 ft. ceilings. Common area amenities include a community room, a game room, resident storage areas, an outdoor patio with a dog run, and tot lot, and sidewalk and connections to existing sidewalk and train systems.



Parking – The R-3, Multi-Family zoning code requires 339 parking stalls for this project, based on the breakdown of types of units, which is 1.57 stalls per unit. The petitioner is proposing 265 stalls, 167 of those will be underground and 98 will be surface stalls, which is deficient to the code requirements by 74 stalls. Though the parking doesn't meet the R-3, Multi-Family code regulations,



it is consistent with the parking per unit ratios the City has approved for other recently constructed multi-family housing projects. The Axle Apartments and the Train Station Village Apartments have

a parking ratio at 1.57 stalls per unit and have been operating without any on-street parking complaints.

The petitioner notes that because residents of this building will be income restricted at 60% AMI, the renters will primarily be families, that may or may not have a car, and will likely utilize the public

transportation opportunities that are within proximity to the site. A new 8 ft. trail will be constructed as part of the project to connect to the existing sidewalk on St. Williams property to the south, which will then cross the old Citgo site, which the City is currently working to create a suburban micro-mobility hub that will tie into the existing Route 10 bus line stop, and future F Line BRT bus station.

Lot Coverage – After the replat and right-of-way dedication, the property will be 158,961 in size. Currently 87% of the site is covered with impervious area, and after the redevelopment 56% of the property will be covered with impervious area. The Fire Code requires a 26 ft. drive-aisle around the proposed new building for fire protection. The new impervious coverage figure considers the use of a turn reinforcement mat along the north, west, and east sides of the property to accommodate the requirement by the Fire Code. If this mat doesn't meet the intent or requirements of the Fire Marshal, that 26 ft. drive aisle will need to be constructed of asphalt or concrete.

Access – The underground parking entrance and access to the surface parking lot will be from the University Avenue Service Drive. As proposed the site will have five access points, two for the fire lane, two for the surface parking lot and one for underground parking.

Height – The proposed building will be 5-stories along the east elevation, with a height of 51 feet 8 inches. The north and south sides of the building will step down to 4-stories and will be 42 feet 7 ½ inches in height. Both the R-3, Multi-Family and the C-3, General Shopping zoning codes allow a maximum height of 65 ft.

Building Orientation – Instead of placing the building close to the Service Drive, the petitioner has designed this project as a backwards "C", which pushes the building closer to the eastern property line. The shared common space and parking area on the west side, in front of the building and visible from University Avenue and the Service Drive. This building orientation was preferred by staff, as it works better for a mid-block development and was favored by the Public Safety Department for safety and security.

Setbacks and Landscaping – The building in this location complies with the setback requirements of the R-3, Multi-Family zoning code, and will provide a nice landscape buffer between it and the Northwood Square building to the east. A code compliant landscape plan will be required at time of building permit application.

Engineering Analysis provided by Brandon Brodhag, Assistant City Engineer

Engineering staff has reviewed the submitted Site Plan, Stormwater Management Plan and Traffic Analysis Report for the proposed development.

The project is located within the MWMO (Mississippi Watershed Management Organization) watershed. The City of Fridley is the permitting authority for stormwater management, and the LGU (Local Governing Unit) for administration of MWMO standards within this portion of Fridley. Permits for the construction of this project will be issued by the City of Fridley.

Site Plan/Utility Plan Review – The site plan shows existing concrete sidewalk on the west side of the property will be removed during construction and the City would like the sidewalk replaced with a shared-use bituminous trail. The proposed Utility Plan shows the locations of the two infiltration storm vaults and utility services. Based on the review with the Fridley Utility Department, the developer will be required to locate all existing utilities for final design. For the infiltration storm vaults, the developer shall consider having one access point at each run of the chamber. The developer should verify capacity at the sanitary sewer tie-in location and downstream at University Avenue Service Drive.

Stormwater Management Plan Review – Based on the stormwater management plan, the proposed project meets the rate control requirement for the 2-, 10- and 100-year storm events. This means the rate of runoff for these specific events does not increase because of the development. The Developer is meeting this requirement by constructing an infiltration storm vault as part of the project.

MWMO also requires the abstraction by infiltration of 1.1 inches of runoff from the proposed development to reduce the volume of runoff caused by the development. Based on the stormwater management plan, the project meets the abstraction requirement.

Should this project go to construction, the Developer will need to verify the following information and revised the stormwater management plan, if necessary:

- The included stormwater model in the stormwater management plans assumes Type A soils in this area based on county soil maps. The soils in Fridley are highly variable, and if the soils are not Type A soils, the project will not meet either the rate control or abstraction requirement. The Developer will need to provide further evidence that the assumptions of the model are correct.
- The infiltration storm vaults will need to be designed to provide the required abstraction, verified during construction, and protected from construction activity as described in MWMO Standards Section 3.1.3 – 4. The Developer shall submit a maintenance plan and maintenance agreement for these infiltration storm vaults.
- For the infiltration areas to work correctly, there must be 3 feet of separation between the bottom of the basin and the top of the water table. The Developer will need to provide evidence that this will be met, and no subject to seasonal variations in the water table also described in MWMO Standards Section 3.1.3 – 4 .

Housing Study Analysis

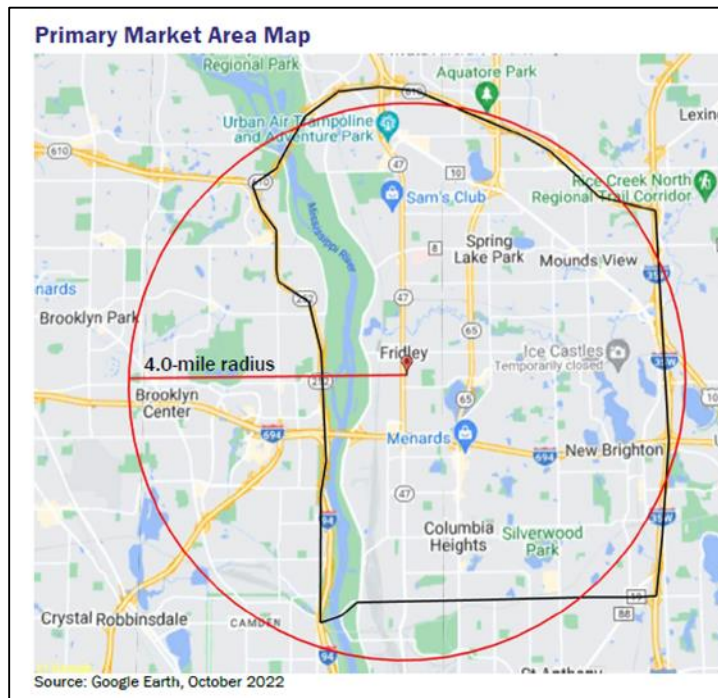
The applicant provided a housing market study prepared by Novogradac, a real estate consulting firm from Dallas, Texas. The report's effective date is from October 2022.

The report defined a Market Area for analysis and utilized socio-economic and demographic characteristics to estimate demand for this new multi-family housing development. Overall, the report established a market need for at least 175 apartments affordable to households earning 60 percent of AMI. (Due to changes to the project from the time the report was commissioned, this is more than the number of units currently being proposed.) Due to the number of cost-burdened

households within the Primary Market Area who pay more than 35 percent of their income for housing, the report predicts demand for and rapid uptake of the new apartments.

The report notes as weaknesses the relatively smaller size of the units, compared to competitor properties. The proposed units are found to be 9.5 to 14 percent smaller than other average units; however, the report finds they are within the range of acceptable sizes. Additionally, the report finds that higher quality construction and building components will be an asset to offset any size-related drawbacks.

Comparable properties have vacancy rates from zero to 6 percent, and on average this figure is



quite low and indicates housing demand in the market. Additionally, several comparable properties—including the recently-completed Low Income Housing Tax Credit (LIHTC) property “Ursa” in Fridley—maintain waiting lists for their units. Employment characteristics in the Primary Market Area—including concentrations in healthcare and manufacturing—should allow residents’ income to remain relatively stable in the face of an economic downturn.

Beyond local demand, at least 15 percent of residents are estimated to come from outside the Primary Market Area. The report notes that Fridley experiences a significant in-migration of workers who

travel to Fridley to work but live outside the community.

Traffic Study Analysis provided by Brandon Brodhag, Assistant City Engineer

The petitioner hired Swing Traffic Solutions to complete a Traffic Analysis for the proposed apartment project. They analyzed the connections from the University Avenue Service Road to the surrounding roadways at the intersections of Trunk Highway 47 & Mississippi Street, 5th Street & Mississippi Street, Trunk Highway 47 & 61st Avenue, and University Avenue Service Road & 61st Avenue.

The proposed development will generate 53 trips (30 entering and 23 exiting) during the morning traffic peaking and will generate 48 trips (21 entering and 27 exiting) during the evening traffic peak hour and 749 daily trips. The traffic numbers are based off the 165-unit mid-rise multi-family building.

Each intersection is given a letter designation from “A” representing the best operation conditions to “F”, representing the worse. Generally, Level of Service “D” represents the threshold for acceptable overall intersection operation conditions during a peak hour. In the No Build Scenario

and Build Scenario, for each of the intersections listed above that were analyzed, the letter grades ranged from "A" to "C" for each of the intersections. These letter grades stayed the same between the No Build/Build and a.m./p.m. scenarios. The analyzed intersections are and will continue to operate well, according to the study.

The traffic analysis results with the proposed project indicate acceptable operations with minimal vehicle delay and back-ups at adjacent intersections. Staff worked with the developer to review the traffic impacts for the possibility of converting the University Avenue Service Drive to a one-way, and the results were that the one-way conversion provides very little benefit. The traffic analysis includes the closure of the University Avenue Service Drive between Fourmies Avenue and Mississippi Street. Staff asked the developer to review the trip generation if Moon Plaza were to redevelop to a modern commercial center, and the results were that the modern commercial center would have approximately twice the number of trips per day compared to the proposed apartments.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for CPA #22-000001, ZOA #22-000001, and PS #22-000001.

Staff recommends approval of the Comprehensive Plan Amendment CPA #22-000001 to change the future land use guidance for the site, contingent on the following:

- Approval of the Rezoning of the site
- Metropolitan Council approval of the Comprehensive Plan Amendment

Staff recommends approval of the Rezoning to S-2, Redevelopment District, ZOA #22-000001 and the subsequent master plan, with stipulations.

- Meets the goals highlighted in the 2030 and 2040 Comprehensive Plan.

City Staff recommends approval of preliminary plat, PS #22-000001, with a stipulation.

Stipulations

Staff recommends the following stipulations on the Comprehensive Plan Amendment, CPA #22-000001:

1. *The City Council's approval of the Comprehensive Plan Amendment is contingent upon the Metropolitan Council's approval of said amendment.*

Staff recommends the following stipulations on Rezoning and Master Plan, ZOA #22-000001.

1. *The property shall be developed in accordance with the site plan submitted for "Roers – 6257 University Apartments", by Kaas Wilson, dated 12/15/2022.*
2. *The exterior building elevations shall be developed in accordance with the architectural exterior elevation's sheets submitted by Kaas Wilson Architects.*
3. *The petitioner shall meet all requirements set forth by:*
 - a. *The Building Code*
 - b. *The Fire Code*

- c. *The City's Engineering department – related to grading, drainage, storm pond maintenance agreement, utilities, and utility connection fees*
- d. *The City's Planning department – related to landscaping (meeting the 30% coniferous requirement), signage, parking, setback, and sidewalk/trail connections.*
- e. *The Mississippi Watershed Management Organization*
- f. *The Minnesota Department of Transportation*
- 4. *If the square footage of the footprint of any of the buildings proposed changes by more than 10%, a S-2 master plan amendment shall be required.*
- 5. *The parking formula for this project requires that the 167 underground parking stalls are assigned to a rental unit through that unit's lease at no additional/severable cost to assure adequate parking overall on this development site.*
- 6. *The petitioner is strongly encouraged to participate in Xcel Energy's Energy Design Assistance program to identify energy and cost-saving strategies and to evaluate the potential for solar energy.*
- 7. *The petitioner is strongly encouraged to consider accommodations for electric vehicle (EV) charging.*
- 8. *The internal refuse rooms shall be designed to include the future collection of organics. The petitioner is encouraged to work with Anoka County Recycling and Resource Solution on signage for waste receptacles.*

City staff recommends approval of the following stipulation on Plat, PS #22-000001.

- 1. *The University Avenue Service Drive right-of-way dedication shall occur with final plat approval.*

Attachments

Comp Plan Amendment

- Current and proposed 2040 Future Land Use Map
- Amended Pages (changes in red)

Rezoning

- Petitioner's Narrative
- Architectural and Civil drawings
- Resident Public Hearing Notice, Map and Labels

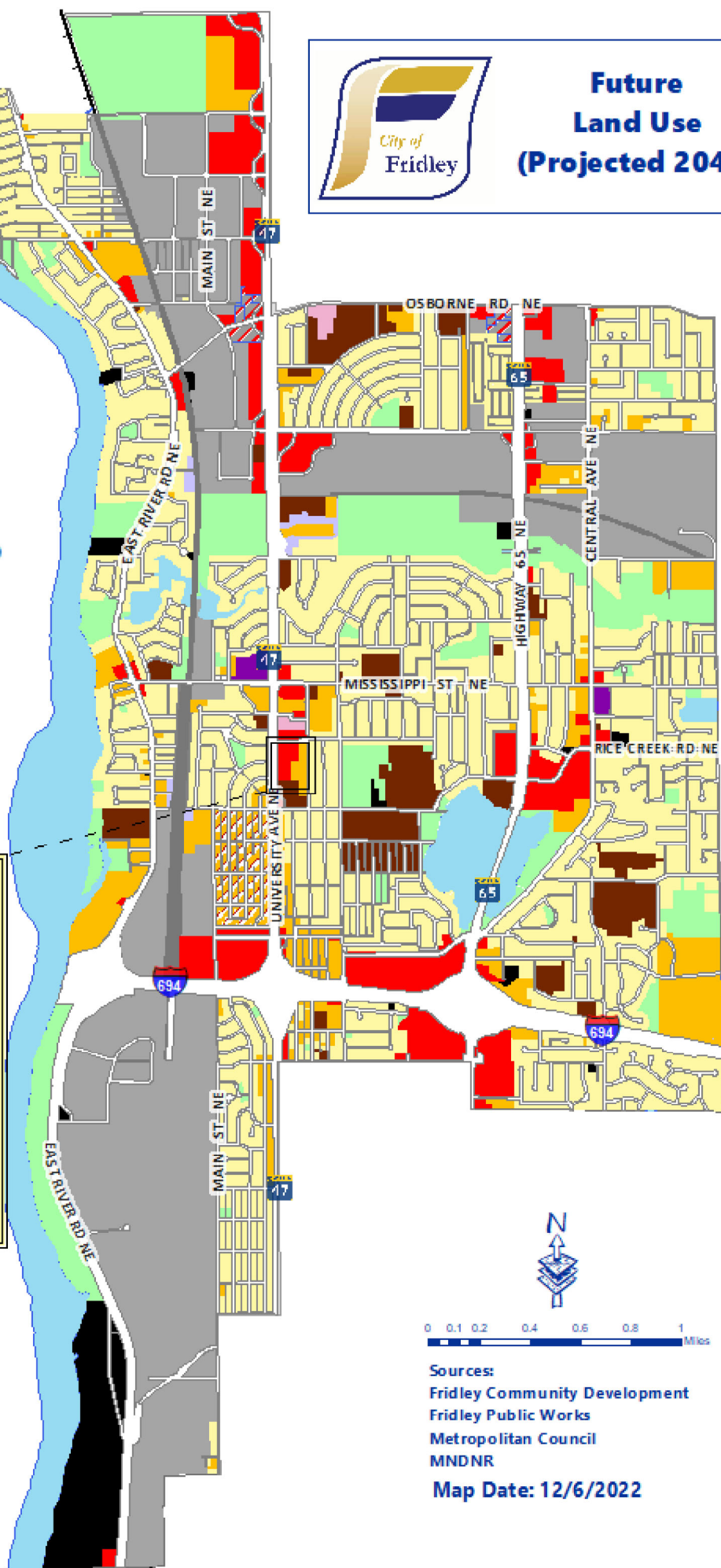
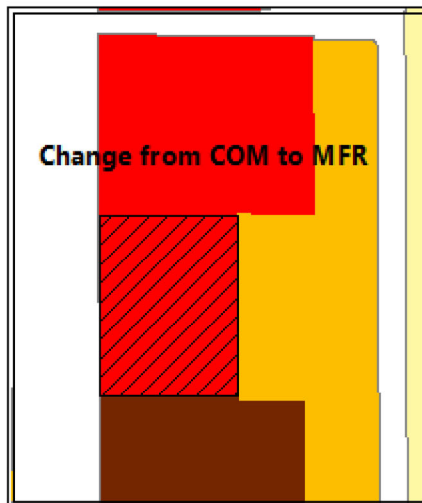
Plat

- Preliminary Plat drawing



Future Land Use (Projected 2040)

- SFR - Single Family Residential
- MFR - Multiple Family Residential
- MR - Mixed Residential
- OFC - Office
- COM - Commercial
- MU - Mixed Use
- IND - Industrial
- MU - Mixed Use (Commercial/Industrial)
- INS - Institutional
- P-SP - Public/Semi-Public
- P - Park & Recreation
- RAIL - Railroad
- ROW - Right-of-Way
- UTL - Utility
- Open Water



0 0.1 0.2 0.4 0.6 0.8 1 Miles

Sources:
 Fridley Community Development
 Fridley Public Works
 Metropolitan Council
 MNDNR

Map Date: 12/6/2022



City of Fridley
 7071 University Ave NE
 Fridley, Minnesota 5543204303
 Phone: (763) 572-3566

Table 1.3 **Future Land Use Acreage**

Future Land Use	Acres	Percentage
Single Family Residential	1949.6	29.4%
Industrial	1311.7	19.8%
Right of Way	1295.9	19.6%
Park and Recreation	586.5	8.9%
Multi-Family Residential	372.0 368.3	5.6%
Commercial	346.3 350.0	5.2% 5.3%
Institutional	276.9	4.2%
Open Water	130.7	2.0%
Utility	159.2	2.4%
Railway	92.8	1.4%
Mixed Residential	47.1	0.7%
Mixed Use	13.2	0.2%
Mixed Use (Commercial/Industrial)	17.2	0.3%
Public/Semi-Public	13.0	0.2%
Office	10.1	0.2%
Total	6623	100.0%

Source: City of Fridley

1.4 Growth and Redevelopment

Forecasted Growth

Thrive MSP 2040, established by the Metropolitan Council, includes forecasts for households, population and employment for the years 2020, 2030, and 2040. These forecasts were developed with input from the City of Fridley and are updated periodically. Forecasts are based on historic trends, 2010 Census data, current demographic data, annual monitoring of building permits, employment data and comprehensive plans. The ability of the City to accommodate the forecasts for population, households, and employment is explored below.

Table 1.4 **City of Fridley Forecasts**

	2010	2020	2030	2040
Population	27,208	29,300	31,600	32,500
Households	11,110	12,200	13,300	13,600
Employment	21,333	23,700	24,900	26,100

Source: Metropolitan Council 2020

As a developed community, Fridley will most likely experience only a limited amount of growth through the year 2040. Most of the growth will occur through redevelopment as there are very few vacant, developable properties remaining in the city.

13. Moon Plaza and Commercial Lots to the North

The Moon Plaza strip mall was constructed in the 1960s and was guided for commercial redevelopment in the last Comprehensive Plan update. The strip mall building is outdated and could use a face lift. The property is over-parked for the type of retail businesses that occupy the building. It also struggles with poor access issues, making it difficult for retail businesses to survive. Also included in this redevelopment area are three parcels to the north. One is occupied by the Alano Society, and the other is a small single story office building. The lot to the east is primarily vacant with a ¼ of the lot used for utility purposes. **A combination of office/commercial uses and multi-family housing** should be considered in the redevelopment of this area. **Adjusted Density Range Due to the unique circumstances of this area, the density range of the MFR land use has been increased to 37.0 u/a to 47.0 u/a.**



Item 2.



14. West Train Station

The Northstar Commuter Rail Line makes a stop in Fridley. The station provides public parking for riders on both the west and the east side of the tracks. A Transit Oriented Development (TOD), Tax Increment Financing (TIF) Master Plan was approved by the City Council in December 2014. Within this plan, the west side of the location is being guided for multi-

family residential, with a townhome style development. The north side is being utilized for stormwater ponds and the east side, closest to the tracks will be designated for parking for the commuter rail users.

15. Georgetown Apartments and Apartments to the North

This redevelopment area will continue to be guided as multi-family. The Georgetown Apartments are generally in good condition; however the apartments to the north are in poor shape and need to be updated. This area has been on the City's radar for years to consider for redevelopment, which is one of the reasons that the HRA purchased the property at 6000 East River Road when it was for sale. Islands of Peace Park, along the river, is situated behind the apartment buildings. Increased visibility of the Park from East River Road is a component of the NorthStar TOD Master Plan.



Georgetown Existing street view



110 Cheshire Lane | Suite 120
Minnetonka, MN 55305

roerscompanies.com

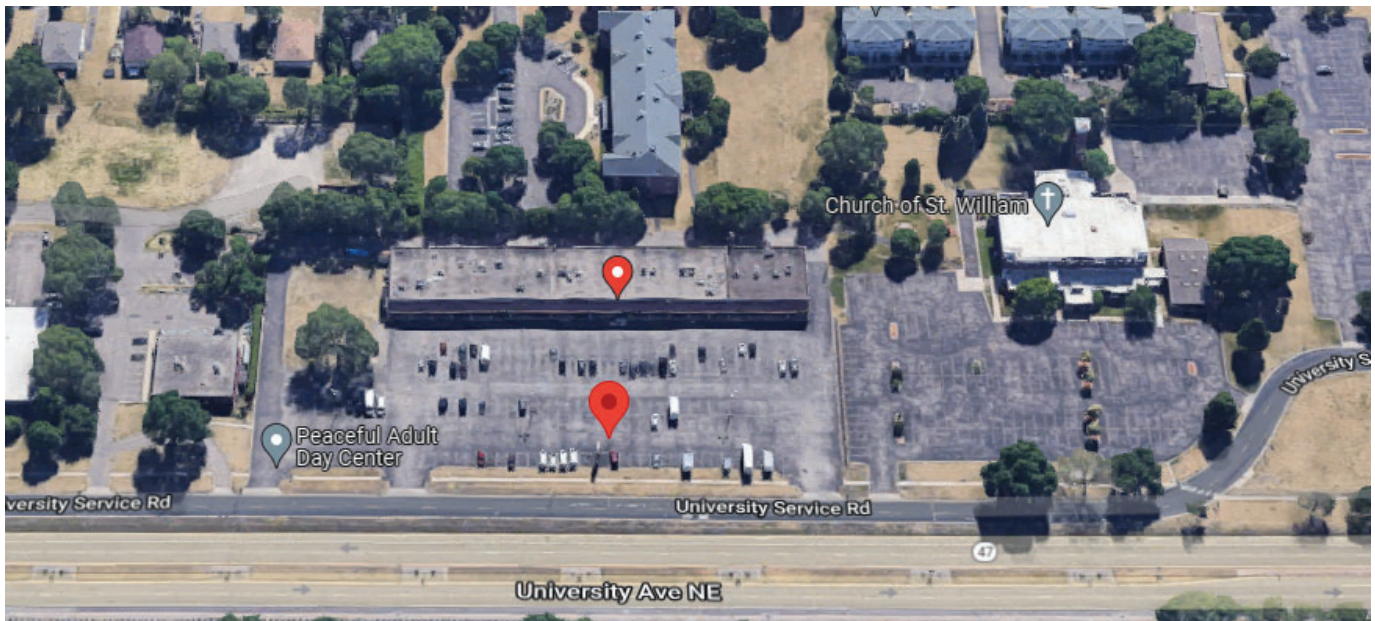
MOON PLAZA MULTIFAMILY REDEVELOPMENT

Land Use Application – Project Narrative

Project Address: 6257 University Ave NE

Current Owner: Plaza Development LLC

Current Use: Single story retail strip center, surface parking



Proposed Owner/Developer/Manager: Roers Companies LLC

Proposed Use: 169 apartments in a 5-story building + 1 level of underground parking.

Timeline: Begin construction in Q3 2023, finish in winter 2025.



Residential Unit Mix

<u>Type</u>	<u>No.</u>	<u>Percentage</u>
1 Bedroom	50	29.8%
2 Bedroom	68	39.9%
3 Bedroom	<u>51</u>	<u>30.4%</u>
Total	169	100%

PARKING

Underground, indoor: 167 Stalls; surface: 98

Dear Councilmembers, Commissioners, Staff and Community Stakeholders,

Roers is pleased to present this application for the redevelopment of the property located at 6257 University Ave NE, currently known as the Moon Plaza.

The ***Moon Plaza Multifamily Redevelopment*** is the transformation of an existing retail strip center into a new affordable multifamily development. The project will include an apartment community comprising of approximately 169 residential apartments with rents limited at 60% of the area median income, 167 underground parking stalls, and 98 surface parking stalls. The redevelopment will create a high quality development that enables lower than market rents making the housing more accessible. The project will also dramatically improve the University street frontage with an engaging design, enhanced landscaping, and walk-up units creating an active street level. Stormwater will be treated on site and the amount of impervious area will not greatly increase from current conditions. The project will bring new energy and activity to a highly visible and trafficked site along the University corridor. The parking ratio of 1.35/1 is consistent with similar completed projects developed by Roers, underground parking will be available on a first come first serve basis (at no charge to residents). With the proximity to transit and the University Corridor, we anticipate residents utilizing various forms of transportation similar to the Axle project. It is instrumental in the lease up process having the project close to mass transit enabling lower parking counts.

Roers is actively working with Cushman Wakefield and the project owner on relocation plans for tenants currently at Moon Plaza. While the new redevelopment will not have commercial space, all parties are working to provide potential leasing options in the area.

The project will follow the success of Roers' Axle project just a few blocks to the north. Axle opened at 96% preleased and was 100% occupied within weeks of opening demonstrating the need for below market rate apartments in the market. Compared to Axle, the Moon Plaza redevelopment will have rents at or below 60% of the area median income which translates to 1BR at approximately \$1,242, 2 BR at \$1,489, and 3BR at \$1,717. Applicants submit income information that is 3rd party verified to confirm their eligibility and income at or below 60% of the area median income. 60% of the area median income is determined annually by HUD and currently is \$56,320 for a 2 person household and \$70,380 for a 4 person household.

The Project's 169 units include a range of options including multiple space configurations. The 169 units are comprised of one, two and three bedroom apartment options. Included in each unit will be a washer and dryer, stainless steel appliances, quartz counter tops, and 9' ceilings. Common area amenities in the building include a community room, outdoor patio , resident storage areas, a dog wash station, and game room. Outdoor amenities include a playground, dog run area, and seating/gazebo area.

One of the most unique aspects of this project is that it is built to target an underserved population of renters. Without sacrificing finish levels and amenities ,the rent levels in this project will be set at 60% of the area median income which is designed to serve families and individuals who have an income below the area median. This project will provide those renters with a new housing option at a rate that won't prohibit entry.

The requested rezoning is to accommodate the change in use of the property.

Site Plan



Unit Schedule (Gross SF - Overall)			
Name	Count	Unit Gross Area	%
		Main Floor	
1BR			
Unit 1-0	41	749 ft²	24%
Unit 1-1 Type A	4	749 ft²	2%
Unit 1-2	5	787 ft²	3%
50			30%

2BR			
Unit 3-0	64	999 ft²	38%
Unit 3-1 Type A	4	999 ft²	2%
	68		40%

3BR			
Unit 4-0	8	1,351 ft²	5%
Unit 4-1	16	<varies>	9%
Unit 4-2	26	1,396 ft²	15%
Unit 4-3 Type A	1	1,369 ft²	1%
	51		30%
Grand Total	169		100%

GROSS AREA - TOTAL	
Level	Area
Level 5	26,799 ft²
Level 4	47,165 ft²
Level 3	47,165 ft²
Level 2	47,164 ft²
Level 1	47,181 ft²
Level -1	60,001 ft²
Grand Total	275,474 ft²

PARKING TOTALS		
Level	Type	Count
Level -1		167
Level 1	Surface	98
Grand Total		265

Parking Ratio/Units	Parking Ratio/Bedrooms
- Parking Count: 265	- Parking Count: 265
- Unit Count: 169	- Bedroom Count: 339
Parking Ratio: 1.56 stalls	Parking Ratio: .78 stalls

Lot Coverage
- Site Area: 159,430 SF or 3.66 Acres
- Building Coverage: 47,862 SF
Lot Coverage: 30%



1 SD Site Plan
1" = 60'-0"

GROSS AREA - TOTAL

Level	Area
Level 5	26,799 ft ²
Level 4	47,165 ft ²
Level 3	47,165 ft ²
Level 2	47,164 ft ²
Level 1	47,181 ft ²
Level -1	60,001 ft ²
Grand Total	275,474 ft ²

PARKING TOTALS

Level	Type	Count
Level -1		167
Level 1	Surface	98
Grand Total		265

Unit Schedule (Gross SF - Overall)

Name	Count	Unit Gross Area	%
		Main Floor	
1BR			
Unit 1-0	41	749 ft²	24%
Unit 1-1 Type A	4	749 ft²	2%
Unit 1-2	5	787 ft²	3%
	50		30%
2BR			
Unit 3-0	64	999 ft²	38%
Unit 3-1 Type A	4	999 ft²	2%
	68		40%
3BR			
Unit 4-0	8	1,351 ft²	5%
Unit 4-1	16	<varies>	9%
Unit 4-2	26	1,396 ft²	15%
Unit 4-3 Type A	1	1,369 ft²	1%
	51		30%
Grand Total	169		100%









Fridley Civic Campus

7071 University Ave N.E. Fridley, MN 55432
763-571-3450 | FAX: 763-571-1287 | FridleyMN.gov

PUBLIC HEARING NOTICE

To: Property Owners and Residents within 350 feet 6257 University Avenue NE

Applicant: Roers Companies

Request: The petitioner is requesting a Rezoning, (ZOA #22-000001), to have the property at 6257 University Avenue NE rezoned from C-3, General Shopping to S2, Redevelopment District to allow the construction of a multi-family housing project generally located at 6257 University Avenue.

Date of Hearings: Planning Commission Meeting, Wednesday, January 4, 2023 at 7:00 p.m.
The Planning Commission meeting is televised live the night of the meeting on Channel 17.

City Council Meeting, Monday, January 9, 2022 at 7:00 p.m.
The Council meeting is televised live the night of the meeting on Channel 17.

Location of Planning Commission and City Council Meeting Hearing: Meeting will be held in person at Fridley Civic Campus located at 7071 university Avenue NE.

How to Participate:

1. You may attend the public hearing in person and testify.
2. You may submit a letter in advance of the meeting to Stacy Stromberg, Planning Manager at the address above or by email at stacy.stromberg@fridleymn.gov

Questions: Call or Email Stacy Stromberg, Planning Manager at 763-572-3595 or stacy.stromberg@fridleymn.gov

Mailing date: December 20, 2022 **Publication date:** December 21, 2022

**If you require auxiliary aids or services to participate to communicate in the meeting, please contact Roberta Collins at 763-572-3500 or roberta.collins@fridleymn.gov no later than December 28, 2022 for the Planning Commission meeting and January 3, 2023 for the City Council meeting. The TDD # is: 763-572-3534.*



Fridley Civic Campus

7071 University Ave N.E. Fridley, MN 55432
763-571-3450 | FAX: 763-571-1287 | FridleyMN.gov

PUBLIC HEARING NOTICE

To: Property Owners and Residents within 350 feet of 6257 University Avenue NE

Applicant: Roers Companies

Request: Plat, (PS #22-00000-03) – to replat the property at 6257 University Avenue NE to redevelop the property for a multi-family housing project, the legal description is on file and available at Fridley Civic Campus.

Date of Hearings: Planning Commission Meeting, Wednesday, January 4, 2023 at 7:00 p.m.
The Planning Commission meeting is televised live the night of the meeting on Channel 17.

Location of Planning Commission Hearing: Meeting will be held in person at Fridley Civic Campus located at 7071 University Avenue NE.

How to Participate: 1. You may attend the public hearing in person and testify.
2. You may submit a letter in advance of the meeting to Stacy Stromberg, Planning Manager at the address above or by email at stacy.stromberg@fridleymn.gov

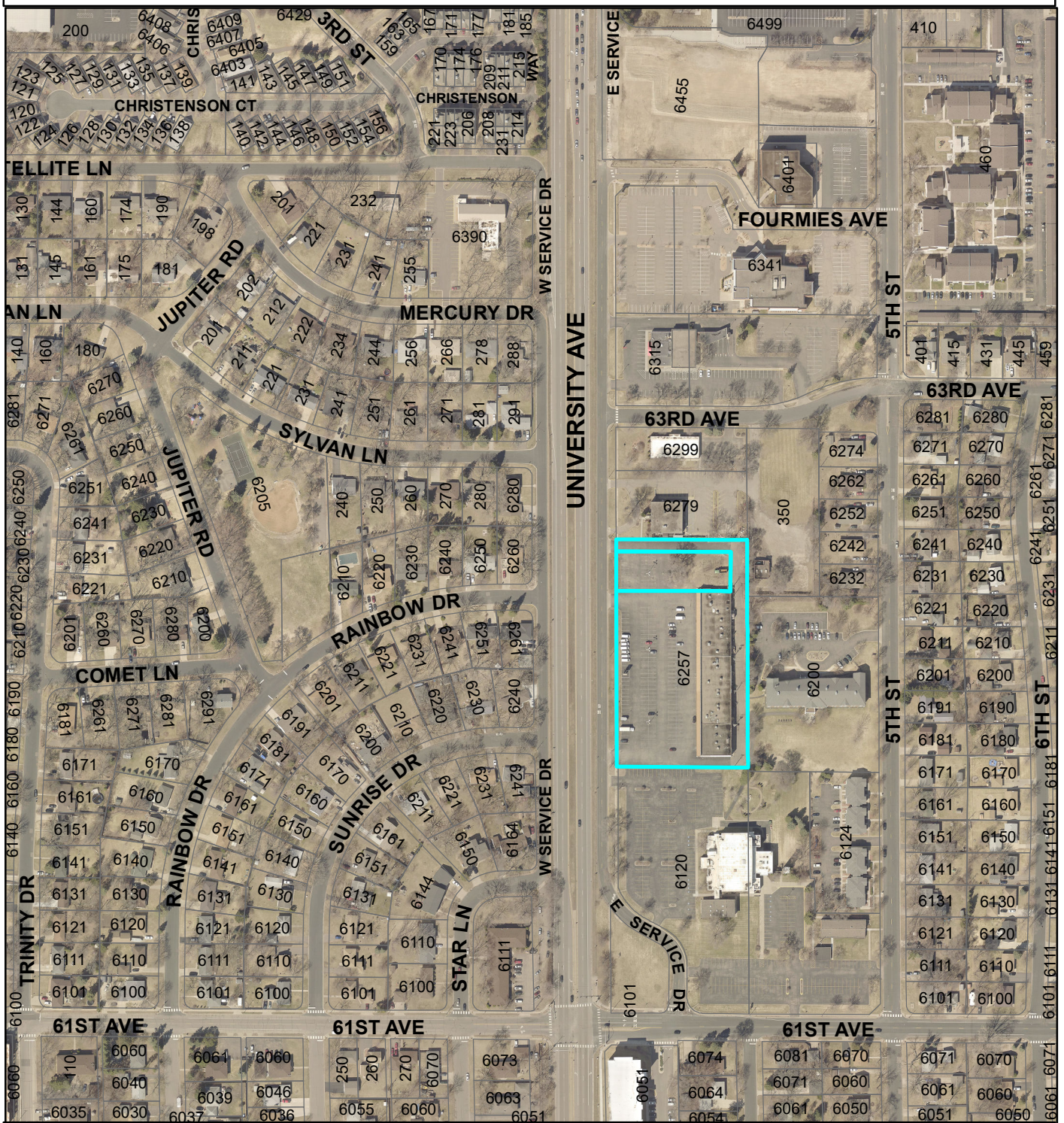
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Community Development Department Public Hearing Notice



SOURCES
Fridley Engineering
Fridley GIS
Anoka County GIS

Map Date: October 3, 2022

Rezoning Request, ZOA 22-00001
Plat Reuquest, 22-000001
Comprehensive Plan Amendment Request, CP 22-000001
Petitioner: Roers Companies
Address: 6257 University Avenue N.E.



LABELS FOR
Current Resident

Current Resident
6124 5TH ST NE
FRIDLEY MN 55432

Current Resident
6221 SUNRISE DR NE
FRIDLEY MN 55432

Item 2.

Current Resident
291 SYLVAN LN NE
FRIDLEY MN 55432

Current Resident
6120 5TH ST NE
FRIDLEY MN 55432

Current Resident
6231 SUNRISE DR NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
6241 SUNRISE DR NE
FRIDLEY MN 55432

Current Resident
6257 UNIVERSITY AVE NE
FRIDLEY MN 55432

Current Resident
6200 5TH ST NE
FRIDLEY MN 55432

Current Resident
6241 RAINBOW DR NE
FRIDLEY MN 55432

Current Resident
350 63RD AVE NE
FRIDLEY MN 55432

Current Resident
6315 UNIVERSITY AVE NE
FRIDLEY MN 55432

Current Resident
6251 RAINBOW DR NE
FRIDLEY MN 55432

Current Resident
6279 UNIVERSITY AVE NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
6261 RAINBOW DR NE
FRIDLEY MN 55432

Current Resident
6232 5TH ST NE
FRIDLEY MN 55432

Current Resident
6299 UNIVERSITY AVE NE
FRIDLEY MN 55432

Current Resident
6250 RAINBOW DR NE
FRIDLEY MN 55432

Current Resident
6242 5TH ST NE
FRIDLEY MN 55432

Current Resident
6274 5TH ST NE
FRIDLEY MN 55432

Current Resident
6260 RAINBOW DR NE
FRIDLEY MN 55432

Current Resident
6252 5TH ST NE
FRIDLEY MN 55432

Current Resident
6164 STAR LN NE
FRIDLEY MN 55432

Current Resident
6230 SUNRISE DR NE
FRIDLEY MN 55432

Current Resident
6262 5TH ST NE
FRIDLEY MN 55432

Current Resident
6150 STAR LN NE
FRIDLEY MN 55432

Current Resident
6240 SUNRISE DR NE
FRIDLEY MN 55432

LABELS FOR
Current Resident

Item 2.

Current Resident
6280 UNIVERSITY AVE NE
FRIDLEY MN 55432

Current Resident
280 SYLVAN LN NE
FRIDLEY MN 55432

Current Resident
6101 UNIVERSITY AVE NE
FRIDLEY MN 55432

LABELS FOR
Parcel Owner

BRANDES PLACE LIMITED PARTNERSHIP
1080 MONTREAL AVE
SAINT PAUL MN 55116

THIELSEN CHRISTOPHER
6221 SUNRISE DR NE
FRIDLEY MN 55432

BUCHTA, DUSTIN E
291 SYLVAN LN NE
FRIDLEY MN 55432

CHURCH OF ST WILLIAM
6120 NE 5TH ST
FRIDLEY MN 55432

THAO, NOU QUITO
6231 SUNRISE DR NE
FRIDLEY MN 55432

KEENAN, TIMOTHY B
9373 MANNING AVE NO
STILLWATER MN 55082

CHURCH OF ST WILLIAMS
6120 NE 5TH ST
FRIDLEY MN 55432

HERMANSEN, MARLYS
4218 XENIA AVE N
MINNEAPOLIS MN 55422

PLAZA DEVELOPMENT LLC
5995 OREN AVE N STE 208
STILLWATER MN 55082

NORWOOD SQUARE INC
1080 MONTREAL AVE
SAINT PAUL MN 55116

HERRERA, NICOLE M
6241 RAINBOW DR NE
FRIDLEY MN 55432

CABLE HOLDCO II INC
ONE COMCAST CENTER 32ND FLOOR
PHILADELPHIA PA 19103

WELLS FARGO BANK NA
PO BOX 2609
CARLSBAD CA 92018

JACOB JOHN
6251 RAINBOW DR NE
FRIDLEY MN 55432

FRIDLEY ALANO SOCIETY OF THE NE SUBURBS
6279 UNIVERSITY AVE NE
FRIDLEY MN 55432

WELLS FARGO BANK NA
PO BOX 2609
CARLSBAD CA 92018

YANG, TOU
6261 RAINBOW DR NE
FRIDLEY MN 55432

WRIGHT, CALVIN
6232 5TH ST NE
FRIDLEY MN 55432

SWANIBHNA LLC
17501 74TH AVE N
MAPLE GROVE MN 55311

MOHAMED, SAIDA HATI
6250 RAINBOW DR NE
FRIDLEY MN 55432

ALLEN, TAMISHA
6242 5TH ST NE
FRIDLEY MN 55432

SHONIBARE HAKEEM A
6274 5TH ST NE
FRIDLEY MN 55432

THOMAS, JACQUELYN
6260 RAINBOW DR NE
FRIDLEY MN 55432

SUGARLAND PROPERTIES LLC
11671 ADLER AVE NW
COON RAPIDS MN 55448

HARRIS JEFFREY D & JILL E D
19175 AZURE RD
DEEP HAVEN MN 55391

RILEA RICK
6230 SUNRISE DR NE
FRIDLEY MN 55432

HEITMILLER JR, DONALD E
6262 5TH ST NE
FRIDLEY MN 55432

SEVERIN, MICHAEL L
3717 DUNBAR KNOLL
MINNEAPOLIS MN 55443

ZEMBAL, MICHAEL B
6240 SUNRISE DR NE
FRIDLEY MN 55432

LABELS FOR
Parcel Owner

Item 2.

KHAN, FAHEEMUDDIN
6280 UNIVERSITY AVE NE
FRIDLEY MN 55432

ELENZ JORDAN
280 SYLVAN LANE NE
FRIDLEY MN 55432

FRIDLEY CITY OF
6431 UNIVERSITY AVE NE
FRIDLEY MN 55421



AGENDA REPORT

Meeting Date: January 4, 2023

Meeting Type: Planning Commission

Submitted By: Stacy Stromberg, Planning Manager

Title

To Consider a Rezoning, ZOA #22-000001, by Roers Companies to Rezone the Property at 6257 University Avenue N.E. from C-3, General Shopping to S-2, Redevelopment District to Allow for the Construction of a Multi-Family Housing Project

Background

See attached Land Use Application Summary and Written Report from the Comprehensive Plan Amendment.

Financial Impact

Recommendation

See attached Land Use Application Summary and Written Report from the Comprehensive Plan Amendment.

Attachments and Other Resources

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



AGENDA REPORT

Meeting Date: January 4, 2023

Meeting Type: Planning Commission

Submitted By: Stacy Stromberg, Planning Manager

Title

To Consider a Plat, PS #22-000003, by Roers Companies to Replat the Property at 6257 University Avenue N.E. to Redevelop the Property for a Multi-Family Housing Project

Background

See attached Land Use Application Summary and Written Report from the Comprehensive Plan Amendment.

Financial Impact

Recommendation

See attached Land Use Application Summary and Written Report from the Comprehensive Plan Amendment.

Attachments and Other Resources

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.