



AGENDA – WORK SESSION
6:00 p.m., May 15, 2016

Planning Commission Work Session

- 1. Discuss Changes To Sign Code**
- 2. Discuss Downtown Redevelopment Options**
- 3. Staff & Commission Reports**



Osseo Planning Commission Work Session Meeting Item

Agenda Item:	Discuss Changes to Sign Code
Meeting Date:	May 15, 2017
Prepared by:	Nancy Abts, City Planner
Attachments:	Summary of proposed district regulations

Background:

The City is preparing to update Osseo's sign code. The Sign Code is part of the City's Zoning Ordinance. The Planning Commission should review the proposed types of signs and draft sign requirements for each Zoning District and provide input.

Most changes to the sign code will be changes to the language. Big changes to the size or types of signs allowed are not planned. However, the wording and organization can be clarified and the introduction to the ordinance, the ***Findings, Purpose and Intent, and Effect*** section, can be improved.

The current ordinance provides different requirements for different types of signs—Address Signs, For Sale/Lease Signs, Motor Fuel Station Signs, etc. The proposed changes to the ordinance are not based on the **type of content** on the sign. Instead they focus on the "type of sign" on the basis of **size, construction, and location**. Possible regulations based on individual Zoning Districts are summarized in the attached sheet.

At the work session, the Commission will review the definition and examples of each type of sign referenced in code.

Recommendation/Action Requested:

Commission members are asked to review and comment on the proposed changes.

Next Step:

Changes to the Zoning Code require a public hearing. Following a public hearing and Planning Commission review, the City Council will consider changes to the code. New or updated ordinances typically are read at two Council meetings before they are adopted, although this requirement can be waived unanimously.

Zoning District		Sign Size: Proposed & Current Requirements							Prohibited Signs: Proposed
		Max. Sign Area of a Single Sign*	Current SINGLE SIGN Area Requirements	Max. Height of a Permanent Freestanding Sign	Current Height Requirements	Cumulative Max. Area of All (Nonexempt) Signs	Current TOTAL SIGNAGE Area Requirements	Max. Cumulative Percentage of Freestanding Signage	Prohibited Signs
R e s i d e n t i a l	R-1*	8 square feet	2 square feet	6 feet	6 feet	16 square feet	Varies by "type" of sign: E.g., Nameplate, Rummage Sale, For Sale/Rent, Address Signs, etc.	88%	<div>All Districts</div> Abandoned signs. Animated signs, including shimmering & flashing signs. Roof signs.
	R-2*	8 square feet (and, one sign of up to 32 square feet within 30 feet of a traveled public road right of way)	6 square feet	6 feet	6 feet	100 square feet	Varies by "type" of sign	75%	Electronic message display signs. Inflated signs. Illuminated signs, except where specifically allowed. Monument signs. Off-Premise Signs. Pennant signs. Portable signs. Pylon signs. Signs prohibited in all zoning districts.
	*Legal Nonresidential Use in R Districts	32 square feet	12 square feet	8 feet	8 feet	100 square feet	Varies by "type" of sign	75%	No signs which are specifically prohibited in the R-1 zoning district may be erected upon a property that contains a legal nonresidential use in a residential district
C o m m e r c i a l	CBD	75 square feet	50 square feet (wall & freestanding); others vary	8 feet	8 feet	2 sq. ft. per linear FRONT FOOT	1 sq. ft. per linear foot of wall for wall sign; 50 sq ft freestanding; other signs also allowed at varying sizes	25%	Electronic message display signs. Inflated signs. Monument signs. Off-Premise signs. Portable signs. Pylon signs. Signs prohibited in all zoning districts.
	C-2 NORTH, C-2 SOUTH, M	200 square feet	200 sq. ft. (wall); 75 (freestanding); others vary	15 feet	15 feet	4 sq. ft. per linear FRONT FOOT	2 sq. ft. per linear foot of wall for wall sign; 75 sq ft freestanding; others at varying sizes	50%	Off-Premise signs. Signs prohibited in all zoning districts.
	Undeveloped Lots in non-residential districts	40 square feet	none	10 feet	none	40 square feet	none	100%	Awning signs. Bench signs. Building signs. Electronic message display signs. Inflated signs. Illuminated signs. Off-Premise signs. Portable signs. Penant signs. Signs prohibited in all zoning districts.
	PI	300 square feet	none	5% of lot area	none	5% of lot area	none	100%	Bench signs.

*, ** The maximum sign area of a single sign may not be larger than the cumulative maximum sign area of all nonexempt signs or freestanding signs. This includes instances where the cumulative maximum or freestanding sign area calculation prohibits any single sign from meeting the maximum sign area, in which case, the more restrictive requirement limiting total cumulative sign area shall apply.



Osseo Planning Commission Work Session Meeting Item

Agenda Item: Discuss Downton Redevelopment Options

Meeting Date: May 15, 2017

Prepared by: Nancy Abts, City Planner

Attachments: Comprehensive Plan Excerpts
Property Information
Redevelopment Suggestions

Background:

The City frequently considered redevelopment options for the properties located at 340 and 332 Central Avenue, the old Osseo Sports & Train World properties.

As Premiere Bank markets the properties to prospective buyers, the City is considering future uses that might be established at the site. The current Comprehensive Plan provides some guidance for downtown redevelopment. Commission members are also encouraged to discuss ideal uses of the sites, from a Planning perspective, and to consider what type of Land Use and Zoning approvals would be needed.

Recommendation/Action Requested:

Commission members are asked to review and comment on redevelopment options for the site.

Next Step:

Any redevelopment at the site is expected to be reviewed by the Planning Commission. Remodeling or Restoration work would almost certainly be of a magnitude to require Site/Building Plan Review. A Conditional Use Permit would be required for a restaurant with liquor service, automotive restoration, and/or businesses with entertainment or amusement services. For uses like a brewery or other novel business, the City may also have to amend its Code to allow for new uses in the Central Business District.

3 Vision and Guiding Principles

The Vision

The community's vision and guiding principles embody the community's desires and intentions for its future by creating a picture of what the community should become. The guiding principles provide a means for guiding and evaluating future efforts to achieve the plan's vision. Together, the vision and guiding principles provide the big picture view necessary for future planning and decision-making.

Osseo's traditional small town character, rich history, and friendly hometown feel make the city a truly unique and desirable place for living, working, shopping, and visiting within the Twin Cities metropolitan area. The city values traditional small town quality-of-life amenities, including: attractive neighborhoods with a diverse mix of older traditional homes and new housing choices for residents at all stages of life; the vitality of Central Avenue's traditional "main street" character with its community-oriented shops, services, restaurants and activities; schools (elementary, junior, and senior) with walkable access for families; attractive and safe streets; inviting public gathering places; and the excellent walking/biking environment. Osseo offers a unique opportunity for residents to live in a small town within a major urban center.

Osseo is a special and thriving community in the Twin Cities because it has what other places can only aspire to have--authentic small town character and passionate, involved, diverse, forward-thinking citizens willing to act with an eye toward the community's future and invest in a common vision. **The city is committed to preservation of and revitalization of Osseo's traditional small town character and quality-of-life amenities that will keep existing residents and attract new residents. Osseo's revitalization approach strives to balance preservation of the city's unique small town identity with the needs to attract and invest in redevelopment projects that will improve the vitality of Osseo's neighborhoods and downtown, strengthen the city's property values and tax base, and enable the provision of high quality services and amenities.**

Guiding Principles

1. Preserve Osseo's Small Town Character

Osseo's long history, traditional small town physical character, "main street" businesses, and community-based schools, which are major sources of residents' hometown pride and the city's strong sense of place, should be preserved as redevelopment projects and initiatives

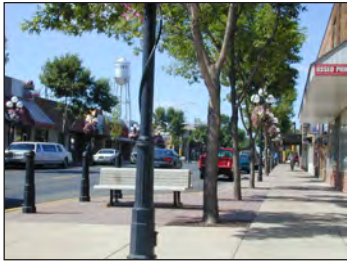


The Vision for Osseo centers around the existing traditional small town character that makes it a desirable place to live, work, shop, and play. (Top image from the Metropolitan Design Center Image Bank.)

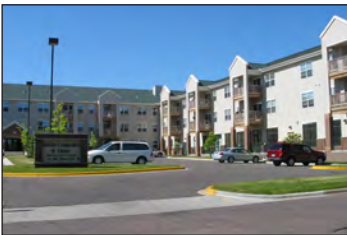


Osseo's rich history established its traditional small town appeal.

are undertaken. While redevelopment projects should complement and enhance Osseo's existing small town character as a walkable city with local schools and businesses, they should also reflect their own period of development and effectively facilitate contemporary uses and needs.



Central Avenue is Osseo's "main street" with shops and services lining the pedestrian-friendly street. (Image from the Metropolitan Design Center Image Bank.)



Reinvestment and redevelopment will increase property values within the city.



Elements like bike lanes and wide sidewalks establish a more comfortable and safe environment for walkers and bikers.



Rainwater gardens are one of many environmentally sensitive design elements to encourage a healthy community.

2. Enhance Osseo's Downtown Identity

Osseo's authentic downtown and "main street" make it a unique community and destination within the Twin Cities metropolitan area. As Osseo's downtown ages and is faced with increased competition from surrounding new commercial developments, it is critical that Osseo's traditional downtown identity be enhanced through reinvestment and redevelopment. As envisioned in the Osseo Redevelopment Master Plan, Osseo encourages public and private redevelopment efforts that will help create a unique and memorable place attractive to residents, employees, and visitors. Osseo strives to maintain a unique and thriving downtown business community focused on small stores and services catering to the daily needs of nearby residents, unique restaurants, specialty retail shops targeting niche customers/product categories, arts/cultural features, entertainment, and tourism (specifically historical or recreation based). As redevelopment occurs, it should fit the architectural scale and character of a traditional small town "main street" by providing mixed-use buildings with street level retail and preserving architecturally important buildings.

3. Stimulate Redevelopment & Economic Growth

As a small city with limited resources, it is critical that Osseo maintain growing property values and a strong tax base. Osseo encourages reinvestment in buildings, sites and streetscape amenities in downtown and along Bottineau Boulevard (County Rd. 81) to create a positive environment for business development and to attract a critical mass of customers to support the businesses. Reinvestment in existing buildings and redevelopment of new buildings will strengthen both commercial and residential property values, increase the tax base, and improve the types and levels of city services that can be provided.

4. Create an Exceptional Walking & Biking Environment

Osseo promotes a walkable and bikeable community through attractive streetscapes, well planned roads and traffic systems, pedestrian-oriented street crossings and intersections, strategically placed gathering spots, clear way-finding systems, active storefronts and front yards, and a complete city sidewalk and trail system that links to regional trails and provides safer routes to schools.

5. Encourage Healthy Community Design

Osseo encourages environmentally sensitive design in public and private development investments. Healthy community design can be reflected through physical improvements throughout the community, such as tree planting, landscaping, rainwater gardens,

pervious pavement techniques, green roof buildings, and solar energy systems. Healthy and sustainable community design is also reflected by Osseo's support and investment in transit system improvements and support of cooperatives that seek alternative means of sustainable delivery of public and private services (e.g. garbage collection, yard care, snow removal, and telecommunication).

6. Add New Housing Choices

Osseo's current housing stock is predominately single-family detached houses, rental apartment buildings, and multi-level senior housing complexes. By adding other housing types and achieving a mix of housing that meets all lifecycle needs, more people's housing preferences/needs will be met, the market for future residents will be expanded, and existing residents will be better able to remain in Osseo as their housing preferences/needs change. By adding higher density housing types along and near Central Avenue, Osseo will be able to attract people who are interested in living in a walkable downtown environment and increase the local customer base for businesses on Central Avenue.



Increasing the variety of housing options means existing residents will be able to remain in the community as housing needs change.

7. Support Reinvestment in Older Traditional Homes

Osseo's diverse mix of older traditional homes is a community asset and a key component of Osseo's small town character. Ongoing maintenance, reinvestment, and enhancement of existing older homes is encouraged to preserve the quality and unique character of Osseo's neighborhoods. It is important to keep housing marketable for today's residential preferences.



Charming family neighborhoods of diverse older homes define Osseo's character.

8. Create Youth-Oriented Places & Activities

Osseo is home to many families with kids as well as local schools that serve students of all grade levels, including Osseo Elementary, Osseo Junior High, and Osseo Senior High. The continued presence of these schools is crucial for attracting redevelopment in the community. In turn, redevelopment projects and initiatives should support the existing community-based schools as well as additional youth-oriented places and activities within the city, including public gathering places, active recreation facilities/paths, and stores/eating places.



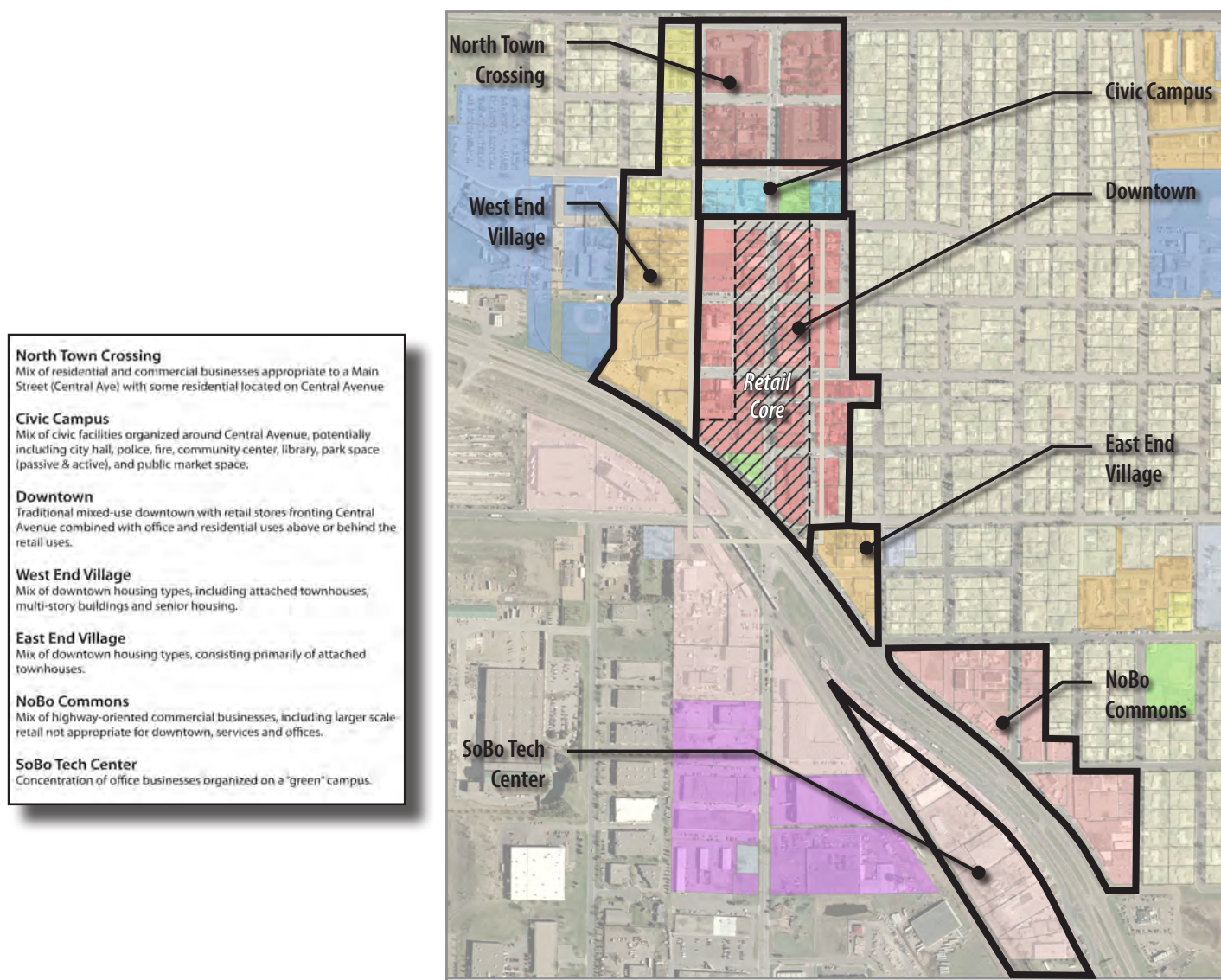
Activities for children and families are vital to the community.

Osseo Redevelopment Master Plan

As an older, fully developed city, the community's infrastructure and many of its older buildings have aged to the point in their lifespan where significant reinvestment or redevelopment is needed. In addition, as developing communities surrounding Osseo have grown, new development in those communities has coincided with an increase in the deterioration and disinvestment in Osseo's buildings. New commercial development in adjacent communities also results in additional competition for downtown Osseo businesses. In spite of private and public investments in existing buildings and recent redevelopment projects, the City has been experiencing a substantial increase in commercial vacancies. In addition, there appears to be a growing trend toward rental of single-family detached homes which has raised local concern about a potential increase in deterioration of the City's existing housing stock and properties.

To address these significant issues, the recently adopted Redevelopment Master Plan establishes a long-term vision for community redevelopment and provides a guide for public and private redevelopment efforts. The Redevelopment Master Plan identifies redevelopment "districts" in order to clearly articulate the different development forms and uses desired in the various redevelopment areas. The redevelopment districts are shown in Figure 4.2. These districts are based upon similar land uses, development character, location/function within the community, and the presence of major edges. Together the

Figure 4.2: Redevelopment Master Plan Districts



districts are intended to provide the general pattern for how redevelopment should be evaluated over time. The redevelopment districts in the Redevelopment Master Plan serve as the basis for most of the new land use categories of this update to the Comprehensive Plan.

The Redevelopment Master Plan establishes the desired future development form and land uses for each of the redevelopment districts using narrative and illustrative descriptions. The Master Plan is a conceptual plan that describes the general long-term direction for redevelopment within specific areas of the community focused primarily on the downtown area. While the Master Plan does indicate preferred land use patterns, it is also intended to guide site design, building form and architecture, and design of streets and public spaces. The Master Plan provides the vision for establishing more form-based land use categories and patterns that will guide future redevelopment projects in the community.

General Land Use and Redevelopment Approach

Although the Redevelopment Master Plan establishes the desired conceptual plan for what Osseo should generally look like in twenty years and the desired types of redevelopment that will enable the community to achieve this long-term vision, the Comprehensive Plan also plays a critical role in guiding long-term redevelopment. A key component of the Comprehensive Plan is the Land Use Plan, which, through its goals, policies, land use categories, and future land use map, is the official policy document for guiding allowed future land uses within the City. In order for the community to actually achieve the vision of the Redevelopment Master Plan, the Land Use Plan needs to have land use categories and designations, including the future land use plan map, that align with those envisioned in the Master Plan.

The Comprehensive Plan serves as the basis for the City's Zoning Ordinances. State law requires that a city's zoning ordinances be consistent with its Comprehensive Plan. Within nine (9) months after the Comprehensive Plan has been updated, State law requires that the City review its Zoning Ordinance for consistency with the Comprehensive Plan and update its Zoning Ordinance if necessary to achieve consistency.

It is difficult to predict the quantity and pace of redevelopment that may occur between now and 2030 since redevelopment will be very reliant on market demand and private sector investment. In addition, to make redevelopment financially feasible, a certain scale and intensity of redevelopment is necessary to accommodate the higher costs involved with land acquisition and assembly, removal of existing structures, potential site cleanup, and necessary improvements to public infrastructure. Based on consultation with various developers, the City anticipates that redevelopment in Osseo will most likely have a minimum threshold area of one-half to one full block. The updates to the City's land use categories and future land use plan map are intended to provide strong direction for this scale of redevelopment but also provide substantial flexibility for how each redevelopment project achieves the desired land uses and development forms. Based on an analysis of estimated acreages of potential redevelopment areas, the density ranges of the new land use categories, and the 2004 Market Study conducted by Maxfield Research, the current projections for Osseo's population, households and employment in 2030, which are shown in Table 4.1, appear to be reasonable.

Downtown Core Mixed-Use

This land use category represents a mix of uses that are typically found along a traditional small town “main street”. Land uses include retail, services, entertainment, civic, institutional, housing, and office that are mixed within the core downtown area or mixed within single buildings. Development in this category will have 100% active retail, services or entertainment uses on the street level of buildings with a mix of uses above. Overall, it is assumed the mix of development in the Downtown Core will be closer to 30% residential and 70% commercial. Off-street parking areas will be located behind buildings or in parking structures. Residential development in this category shall have a density of 20-40 units/acre. Development in this category will be 2-4 stories with the front facades of the first and second stories placed up to the sidewalk with existing architecture and upper stories set back from the building line at the street to respect the existing architectural scale and character and to avoid a “canyon” feeling along the street.

Downtown Edge Mixed-Use

This land use category represents an area predominantly residential in nature, but with a wide mix of uses allowed, including but not limited to commercial, entertainment, civic, institutional and office. Development in this land use pattern is assumed to be approximately 80% residential and 20% commercial. Residential development in the area shall have a density of 20-40 units/acre.

Land Use Goals & Policies

The (Future) Land Use Plan Map shows the desired future pattern of land uses and development types in Osseo. The City of Osseo has established the following goals and policies to provide guidance to the City and to property owners in evaluating future land use decisions. The goals and policies are organized by the general land use categories:

- Mixed-Use Areas;
- Residential Areas;
- Commercial Areas;
- Office Areas; and
- Industrial Areas.

Mixed-Use Areas

Mixed-use areas include goals and policies relating to the Downtown Core Mixed-Use and Downtown Edge Mixed-Use land use categories.

Mixed-Use Land Use Goal #1 - Maintain and enhance downtown's character as a traditional small town downtown with development oriented to Central Avenue and the pedestrian scale.

Policies:

1. Encourage preservation of older downtown buildings that possess high quality architectural features that reflect the historic "main street" character of downtown Osseo and Central Avenue.

-
2. Ensure that all redevelopment on Central Avenue incorporates high intensity, pedestrian oriented uses (retail, office, and service commercial) at street level.
 3. Maintain placement of buildings right up to the sidewalk along Central Avenue, allowing for some exceptions that enhance the pedestrian environment, such as outdoor plazas and café seating.

Mixed-Use Land Use Goal #2 - Create a downtown area that provides a healthy and compatible mix of uses, including retail services, institutional, residential, office, and open space.

Policies:

1. Promote mixed-use redevelopment both vertically within a building and horizontally within a block.
2. Encourage strategic downtown redevelopment projects to incorporate public oriented plazas into their plans.
3. Encourage landscape buffers to protect existing residential areas from commercial uses.

Mixed-Use Land Use Goal #3 - Encourage redevelopment that brings more residents and activity to downtown through higher residential densities and increased lot coverages.

Policies:

1. Support greater development densities in and adjacent to downtown with building heights no less than two (2) stories and as high as four (4) stories.
2. Promote a balance of owner-occupied and rental housing opportunities with higher density downtown residential redevelopment projects.
3. Encourage downtown housing redevelopment projects that expand the mix of housing options in the community, including housing types that meet a range of lifecycle, household size, and affordability needs.
4. Encourage the creation of public open spaces and shared private open spaces that will provide higher quality green spaces for residents of higher density downtown housing than if open space is provided solely by each individual housing redevelopment project.

Mixed-Use Land Use Goal #4 – Establish a downtown district parking approach that optimizes downtown redevelopment potential, maximizes the use of public and shared parking, and lessens the cost impacts of providing parking on developers.

Policies:

1. Protect the traditional “main street” character of Central Avenue by limiting off-street parking fronting directly onto the street.

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2. Maximize the possibilities for on-street parking, such as “front-of-store” street parking, diagonal parking on side streets just off of Central Avenue, and lane striping.
 3. Explore opportunities for providing public off-street parking facilities, including shared surface parking lots that do not front on Central Avenue in the short-term and parking ramps long-term.
 4. Identify preferred locations for public shared off-street parking in downtown.
 5. Work with developers to coordinate development of shared public and private parking structures as part of downtown redevelopment projects.
 6. Support reductions to the minimum off-street parking quantity requirements to reflect alternative parking strategies, such as on-street parking, shared parking, public parking facilities, biking, and walking.

Historic Preservation

A key part of Osseo's vision is the preservation of Osseo's small town character and its rich community history, which continues to make Osseo unique in the metropolitan area. The Metropolitan Land Planning Act (Minn. Stat. 473.859, Subd. 2b) requires that local comprehensive plans address the preservation of historic structures or sites within the community. There are currently no sites or districts that have been identified as being eligible for National Register. However, Osseo is sensitive to its history and will continue to protect, preserve and portray the communities history through community activism and representation through interpretation.

Aggregate Resources

The Metropolitan Land Planning Act requires that local plans protect access to significant aggregate resources. Osseo is a fully developed community, and as such, has no unencumbered, regionally significant aggregate resources.



PROPOSED RENOVATION OF KILLMER BUILDING

OSSEO, MINNESOTA

NOV 2016



Hennepin County Property Map

Date: 5/11/2017



PARCEL ID: 1811921220136

OWNER NAME: Premier Bank

PARCEL ADDRESS: 332 Central Ave, Osseo MN 55369

PARCEL AREA: 0.15 acres, 6,599 sq ft

A-T-B: Torrens

SALE PRICE: \$75,000

SALE DATA: 10/1995

SALE CODE: Excluded From Ratio Studies

ASSESSED 2016, PAYABLE 2017

PROPERTY TYPE: Commercial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$115,000

TAX TOTAL: \$5,329.28

ASSESSED 2017, PAYABLE 2018

PROPERTY TYPE: Commercial-preferred

HOMESTEAD: Non-homestead

MARKET VALUE: \$115,000

Comments:

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Hennepin County Property Map

Date: 5/11/2017



PARCEL ID: 1811921220137

OWNER NAME: Premier Bank

PARCEL ADDRESS: 340 Central Ave, Osseo MN 55369

PARCEL AREA: 0.24 acres, 10,604 sq ft

A-T-B: Torrens

SALE PRICE: \$22,000

SALE DATA: 08/1970

SALE CODE:

ASSESSED 2016, PAYABLE 2017

PROPERTY TYPE: Commercial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$293,000

TAX TOTAL: \$13,967.42

ASSESSED 2017, PAYABLE 2018

PROPERTY TYPE: Commercial-preferred

HOMESTEAD: Non-homestead

MARKET VALUE: \$293,000

Comments:

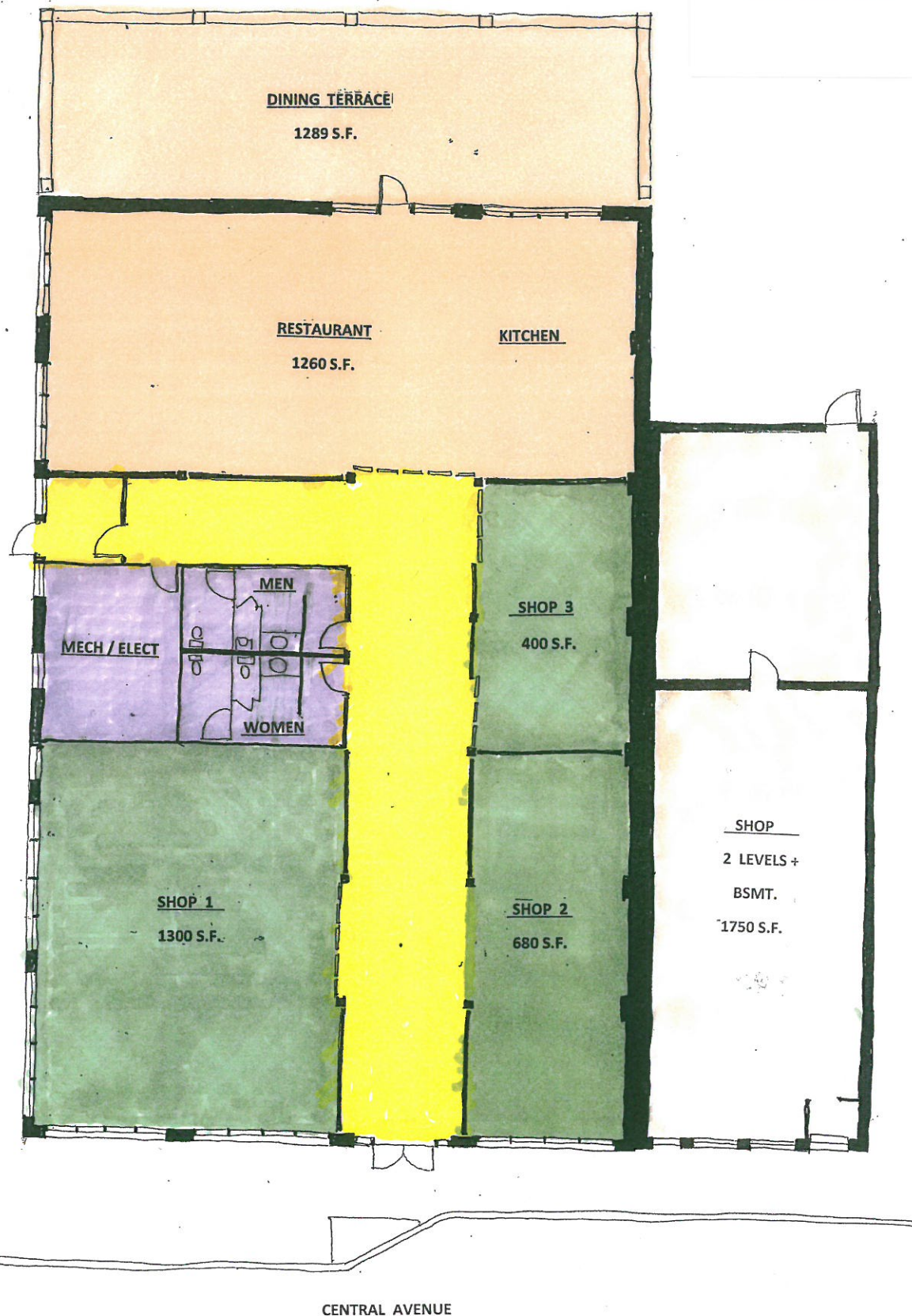
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DESCRIPTION OF BUILDINGS

The buildings at the south-east corner of Central Avenue and 4th Street were built in the early part of the 20th Century by the Killmer family and in the early years were a automobile dealership and electric contractor.

The location, across from the park, at the north end of the commercial street with street parking as well as on-site parking is great.

The South Building is two levels above a basement. The street level is 15 inches above the sidewalk. The exterior walls are brick and clay tile. The floor and roof structure is 2X wood framing. The basement foundation walls are masonry and field stone. Area of the First Level is 1,750 S.F.

The North Building is one level with a small basement along the north side where the furnace is now located. In the middle of the building is a small mezzanine office with a steep stair to it. The exterior walls are brick masonry. The roof structure is steel trusses spanning 50 feet with the bottom chord about 14 feet above the floor. All interior partitions are wood frame. The floor is level with the sidewalk and the floor is concrete. Area of the main level is 6,400 S. F. On the east side of both buildings are steel storage sheds that are quite large but in poor shape. These should be removed. Although there are restrooms in the North Building, they are small and not code compliant. Restrooms and new HVAC systems will be provided.

CONSIDERED USES

A grouping of shops and restaurants with a wide gallery / corridor connecting them. A successful model of this is the old Ford Garage at Victoria and Grand in St. Paul where the Café Latte is located. The clear span roof provides great options in size of spaces. As I have visited Osseo it seems that this is the ideal location for the Branch Library. It is on grade, across from the City Hall and Park and of good size.

The South Building is hard to deal with. It's not level with the sidewalk. The wood frame floor structure will require work. The condition of the brick and tile walls is questionable as water damage has occurred over the years.

PROPOSED RENOVATION OF KILLMER BUILDING

OSSEO, MINNESOTA

NOV 2016