



**PLANNING COMMISSION STAFF REPORT**  
**Site plan request for medical clinic at**  
**6014 Lakeland Ave N**

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**FROM: Dan Olson, City Planner**

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**TO: Planning Commission (for March 14 Meeting)**

**DATE: March 9, 2022**

**RE: PUBLIC HEARING – Site plan request from Odam Medical Group for a new medical clinic at 6014 Lakeland Avenue North (Application 2022-01)**

**A. BACKGROUND**

Odam Medical Group, who has recently purchased the property at 6014 Lakeland Avenue North (formerly Rostamo’s Bar and Grill), is proposing to demolish the existing building and construct a new 19,251 square foot medical clinic. The property is zoned Commercial (C) and medical clinics are a permitted use within that zoning district. The city’s unified development code (UDC) requires site plan review and approval for the new building and site improvements.

Notice of the March 14 public hearing was published in the Sun Post on March 3, mailed to owners and renters within 500 feet (see attachment A), and posted to the Skyway and North Lions neighborhoods on Nextdoor. A sign was also posted on the property.

**Attachments:**

- A. Site location map showing public hearing notification area
- B. Existing zoning map
- C. Project narrative submitted by applicant
- D. Site plan (12 sheets)

## B. SITE PLAN REVIEW

### Existing use

The 58,824 sq. ft. (1.35 acres) property has a 3,000 square foot restaurant, constructed in 1956, with an associated surface parking lot. In the time since the restaurant closed in December, 2021, the property owner has temporarily allowed Hennepin County to operate a Covid-19 vaccination clinic in a tent in the parking lot.

### Adjacent uses

The following are the existing land uses and zoning districts surrounding this property:

- North – Vehicle sales lot zoned Commercial and single family homes zoned R-1
- East – Single family homes, zoned R-1.
- West – Across County Highway 81, single family homes zoned R-1
- South – North Star Inn and Suites, zoned Commercial

### Proposed use

The applicant is proposing to construct a 3-story 19,251 square foot medical clinic, with the first floor approximately 5,861 sq. ft. in size (this will be enlarged to 6,385 sq. ft. if the upper floors are constructed), and the two upper floors as 6,433 sq. ft in size. Initially only the first floor will be built, with construction of the second and third floors to occur at some point in the future. The following are the notable site plan elements for this clinic:

- Building setbacks and height. The proposed building meets setback requirements in the Commercial district. The clinic is to eventually be 42' (three stories) in height. The proposed clinic is located close to the Crystal airport. The applicant has notified the Federal Aviation Administration (FAA) of the proposed building construction. Typically with a building of this height the FAA will require approval of any construction cranes that may be needed. Staff recommends a condition of site plan approval that the FAA give final approval prior to building permit issuance.
- Parking. The applicant is proposing to remove portions of the existing paved parking lot to add green space, and will resurface the remaining lot for use by the new clinic. The parking lot meets UDC requirements for number of spaces, setbacks, and parking space and aisle dimensions. The property would ultimately have 44 parking spaces. Of these, 27 spaces would be constructed initially and 17 spaces would be constructed when the upper floors are built. Staff recommends a condition of approval relating to the minimum and maximum number of required parking spaces if the upper floors are not constructed.

The site plan has notations for one-and-two-way traffic within the parking lot. All drive aisles meet the city's width requirement for two-way traffic and these notations merely indicate the property owner's preference for how traffic should flow. Since these notations are not a city requirement the property owner will be able to make changes to traffic flow as they see fit.

- Stormwater management and erosion control measures. There is an existing stormwater infiltration basin on the east side of the property, and the applicant will expand this basin to accommodate additional stormwater runoff created by the new building and parking lot. After the site improvements are constructed the

percentage of impervious surface on the property will decrease from 82% to 58% (the maximum coverage is 85% for the commercial zoning district). During building construction, the city will require erosion control techniques to be used on-site including silt fences, a rock construction entrance, and inlet protection.

- Utilities. The proposed building will connect to existing water and sanitary sewer mains in Lombardy Lane.
- Access and circulation. There are two existing driveway accesses off of Lakeland Avenue, and the applicant is not adding additional access points. The city's Public Works Director and the West Metro Fire Rescue District staff have reviewed the traffic circulation plan and found it adequate to meet vehicle movement into and within the site, including fire trucks.

Adjacent to the property, along Lakeland Avenue, is the Crystal Lake Regional Trail which connects Crystal to Robbinsdale and Brooklyn Park. The site plan provides for a new private sidewalk in front of the building that will connect the building entrance to the regional trail.

- Building elevations. The proposed major exterior building material is manufactured stone with painted wooden siding as an accent material. These materials meet the city's requirements. Elevation drawings of the proposed building is attachment D.
- Landscaping. There are no trees on the property. The applicant proposes to plant four new species of trees (Swamp White Oak, Harvest Gold Linden, White Pine, and Japanese Tree Lilac) together with two varieties of shrubs.
- Screening. Trash and recycling receptacles will be screened by a dumpster enclosure southeast of the building. The applicant has not yet determined how rooftop mechanical equipment will be screened from view and staff recommends a condition of approval that a screening plan be submitted prior to building permit issuance. The parking lot will be screened from the single-family homes to the east and across Lombardy Lane by trees and shrubs.
- Exterior Lighting. There are no existing light poles on the property, but two new light poles are proposed in the parking lot. Ten new wall lighting fixtures will also be installed. This lighting meets the city's requirements.
- Signs. There are no existing freestanding signs on the property. The applicant is proposing to locate a monument sign along Lakeland Avenue. Before installing the sign, or any wall signs, the applicant will need to receive sign permit approval by the city.

### **C. Site plan review criteria**

The following are the relevant criteria for approval of site plans in city code section 510.17.

1. The site plan fully complies with all applicable requirements of the UDC.

***Findings:* As outlined in section B, above, the proposed site plan meets UDC requirements.**

2. The site plan adequately protects residential uses from the potential adverse effects of a non-residential use.

***Findings:* The nearest homes are located to the east and north (across Lombardy Lane) at a distance of approximately 150 feet from the proposed building. The proposed clinic is not expected to have an adverse effect on these residential properties.**

3. The site plan is consistent with the use and character of surrounding properties.

***Findings:* The property had been a commercial use since at least 1956. The proposed building continues this commercial use in a way that is consistent with the use and character of surrounding properties.**

4. The site plan provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways.

***Findings:* The city's Public Works Director and staff from the West Metro Fire Rescue District have reviewed the site's traffic circulation plan and found it adequate to meet vehicle movement into and within the site, including fire trucks.**

**Adjacent to the property, along Lakeland Avenue, is the Crystal Lake Regional Trail which connects Crystal to Robbinsdale and Brooklyn Park. The site plan also provides for a new private sidewalk in front of the building that will connect the building entrance to the regional trail.**

#### **D. REQUESTED ACTION**

The Planning Commission is asked to make a recommendation to the City Council to either deny or approve the site plan application for a new medical clinic at 6014 Lakeland Avenue North. This recommendation should include findings of fact either for or against the proposal. The Commission may reference the findings for approval in sections B and C above. Staff recommends approval of the site plan application with the following conditions:

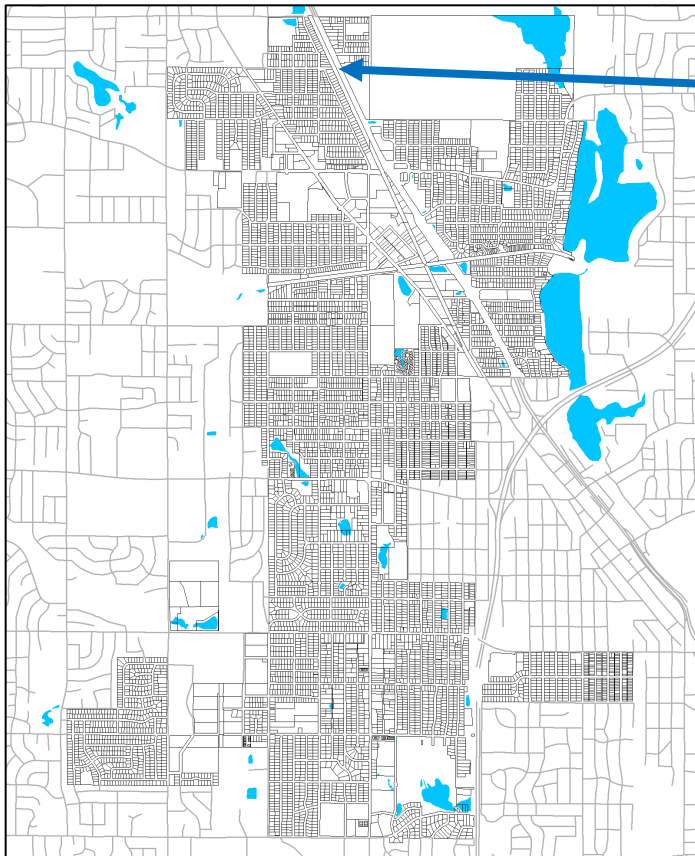
1. Site plan. The development shall be constructed according to the site plan in attachment D.
2. Building permit. The following are the requirements for building permit issuance:

- a. Submittal deadline. The applicant shall submit the permit application for the first floor by April 5, 2023 or submit a request for City Council approval of a one-year extension by March 27, 2023. There is no deadline to submit the permit application to add the second and third floors.
  - b. Building permit issuance. Before the permit is issued, the applicant shall:
    - 1) Sign a site improvement agreement with the city and provide an escrow to guarantee installation of the parking lot, expanded stormwater infiltration basin, and landscaping plan.
    - 2) Provide an approval letter from the Federal Aviation Administration (FAA) to the city.
    - 3) Submit a screening plan for rooftop mechanical equipment that meets the city's unified development code.
3. Parking. If the second floor is not built the minimum number of parking spaces is 16 and the maximum number of spaces is 27. If the third floor is not built the minimum number of parking spaces is 30 and the maximum number of spaces is 55. These numbers may be adjusted if the city council amends the city's parking requirements.

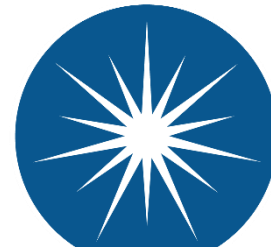
City Council action is anticipated on April 5, 2022.

# Site Location and Public Hearing Notice Mailing Map

Attachment A



6014 Lakeland Ave N

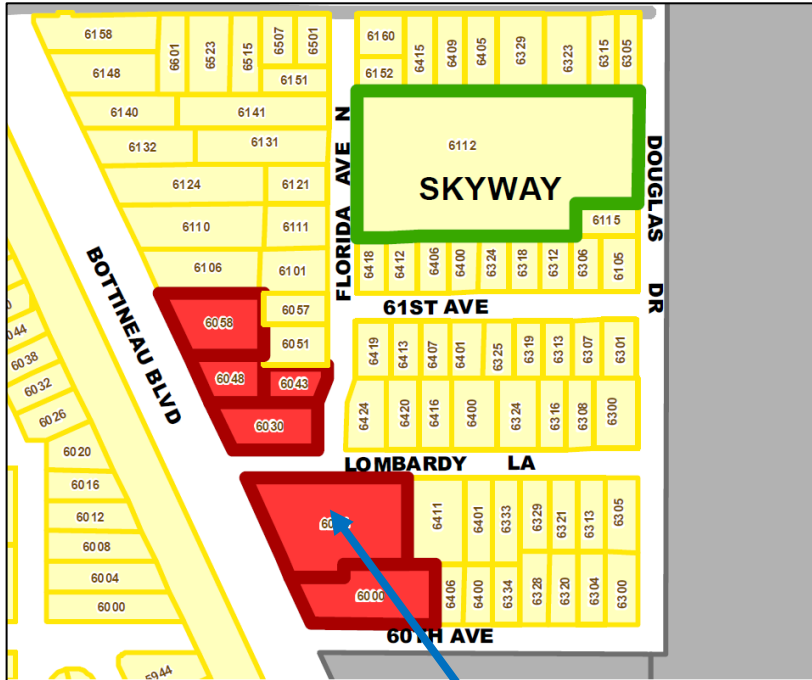


**CITY of CRYSTAL**

4141 Douglas Dr. N.  
Crystal MN 55422

# Zoning Map

## Attachment B

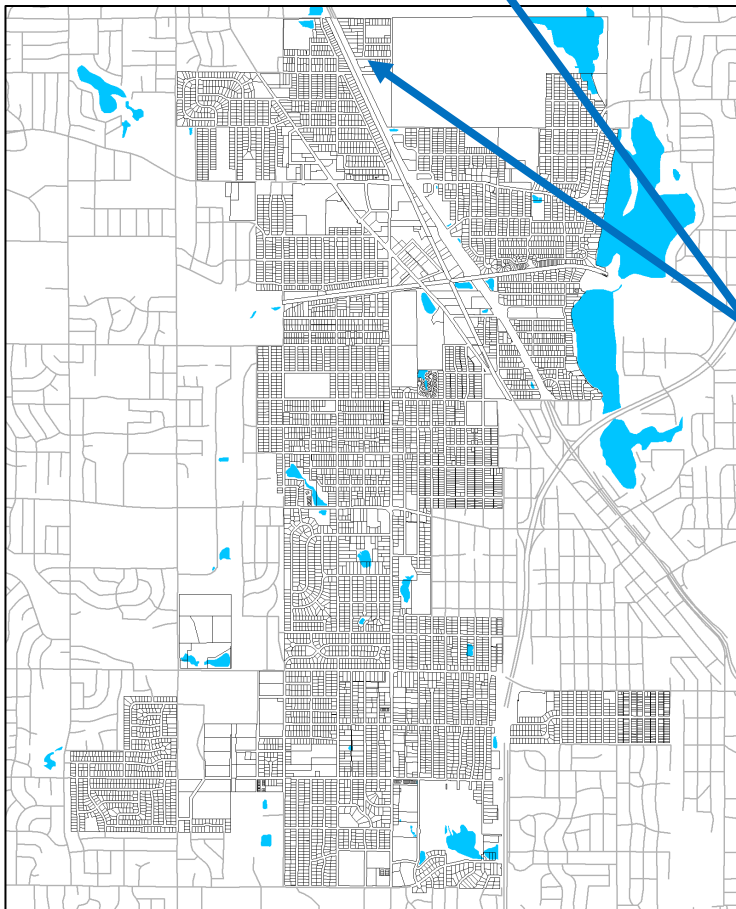


### BASE ZONING DISTRICTS:

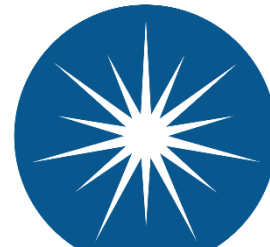
- R1 - LOW DENSITY RESIDENTIAL
- R2 - MEDIUM DENSITY RESIDENTIAL
- R3 - HIGH DENSITY RESIDENTIAL
- C - COMMERCIAL
- TC - TOWN CENTER
- I - INDUSTRIAL
- AP AIRPORT DISTRICT

### Overlay Districts:

- Planned Development (PD)
- Town Center Planned Development (TC-PD)



6014 Lakeland Ave N



**CITY of CRYSTAL**

4141 Douglas Dr. N.  
Crystal MN 55422

# TCO Design

P.O. Box 41790, Plymouth, MN 55441  
952-994-8276  
[todd@tcodeesign.net](mailto:todd@tcodeesign.net)

**March 2, 2022**

## **Odam Medical Group (Clinic)**

6014 Lakeland Ave N (PID# 05-118-21-11-0096)  
Crystal, MN 55428

Robert and Abena Odam  
920 E 28<sup>th</sup> Street, Suite 40  
Minneapolis, MN 55407

## **Attachment C**

## **Project Narrative:**

### **Background (Existing and Proposed Use)**

The proposed site was formally owned by Rostamo's Bar and operated as a bar and restaurant. It is currently owned by Odam Realty Holdings, LLC. Odam Medical Group is currently using the existing building for Covid19 vaccinations. Odam Medical Group (Applicant) is proposing to remove the existing building, and construct a three story, 19,251 square foot medical clinic building on this site in two phases. Phase 1 will be a 5861 square foot one story building and phase 2 is future two additional stories, stairs, and elevator additions. Phase II will bring the building area to a total of 19,251 sq.ft.

This is a much-needed facility that will fit nicely in this community. The site is on the corner of County Road 81 just North of 60<sup>th</sup> Avenue North. This central location close to a freeway and with great services within a mile makes this site a great location for a small medical clinic.

### **Odam Medical Group**

Odam Medical Group is a welcoming family practice and medical clinic serving patients in Minneapolis and St. Cloud, Minnesota. Robert Larbi-Odam, MD, MPH, Nimo Ahmed, MSN, CNP, and the team are multilingual and communicate to patients about their conditions and treatments in easy-to-understand terms. The providers take a compassionate approach, listening to patient concerns and allowing them to take active roles in their own care. They also have access to state-of-art imaging tests and a laboratory for blood work, urinalysis, and other testing. Odam Medical Group's kid-friendly providers also offer well-child exams to track children's development as they age.

### **Proposed Facility Use and Patients**

Odam Medical Group will focus on five medical objectives. Other objectives could develop in the future as medical needs change for the community and the Country.

1. Primary Care: Ongoing medical care and physical exams for patients aged 1 week to over 65 years. Managing both acute and chronic diseases with a patient load of 20 patients a day. This would include patients who have hypertension, diabetes, asthma, allergies, eczema, hormone imbalances, and a side range of other common conditions.
2. Social Security Disability: Maintaining patients with medical disability filing a claim with Social Security disability with the Minnesota Department of Economic and Employment for income classification. ADA parking will be available for the 5-10 patients a day that will benefit from this facility.
3. Immigration Exam: Department of Homeland Security Medical exam for refugees and immigrants seeking permanent residency and United States citizenship. Approximately five patients will be examined each day.
4. Vaccinations: Regular vaccine and Covid-19 vaccinations will be given to 10-50 walk in (patients without an appointment) patients. They fill in consent forms in the reception area and receive the vaccines in the exam rooms.
5. Covid-19 testing and treatment: Important Covid-19 testing will be provided for drive through stations to the rear of the facility. Treatment will be provided to those who test positive using the six infusion treatment rooms. The treatment will be monoclonal antibody infusion.

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## **Zoning and Neighborhood Impact**

The site is currently zoned C - Commercial. The proposed use as an outpatient clinic is considered a permitted use. It is adjacent to R-1 Low density residential district. There is an existing wood fence along the East property line. We will add additional shrubs as screening along the parking lot for headlight screening. The existing curb cuts along Lakeland Avenue North will be retained which keeps our traffic away from the residential district. The proposed project will comply with the standards of City code section 515.

## **Traffic Consideration**

We are confident that our concept will have much less impact on local traffic than the existing Rostamo's bar. The clinic will have standard 8:00am-5:00 pm hours of operation. It will have modest traffic that is associated with a small medical clinic. Stops signs will be added at the existing walking path to provide additional safety for pedestrians and traffic along Lakeland Avenue North.

## **Community Benefit**

This facility will bring with it a good economic benefit from construction to operation. During construction the project will bring of workers who will patron local businesses for lunches, services, and retail. Once in operation, the employees, professional visitors, and patients will also patron the local businesses for the entirety of its operation. The facility will provide approximately 10-12 good new jobs just on employees and increase business opportunities for medical professionals and visiting building and site maintenance personnel.

**This medical clinic provides important medical care for the surrounding community.**

There are several other advantages to a medical clinic facility for this community. It is important to the owner and operators that this facility is well maintained and run. All aspects of site and building maintenance will be kept to high standards. The employees and patients associated with medical clinics have high standards for this type of facility. These types of facilities are quiet and low key. There will be no large and loud parties or gatherings.

## **Building**

The phase 1 proposed building will be one floor of 15 medical clinic exam and treatment rooms. The total floor area is approximately 5,861 square feet. It will be built on a slab on grade foundation. It will be wood frame construction with generous windows facing County Road 81. Phase II will bring the building area to a total of 19,251 sq.ft.

The proposed building will use exterior materials consistent with City code and surrounding buildings. It will utilize a nice balance of manufactured stone and 'LP SmartSide'. The siding will be varied by using a combination of textures and colors. The roof will be flat roof construction with EPDM (membrane) finished roofing.

## **Access and Parking**

Two new driveways will enter and exit from Lakeland Avenue North. They will use the two existing curb cut openings which are positioned to allow circular traffic around the building. The current parking lot will be re-paved and re-stripped after the construction of the new building and installation of sidewalk, landscaping, curb cut, curbing, and driveways. The infiltration basin on the East side of the parking lot will be refreshed and updated per our civil Engineer.

Parking lot, curbs, and sidewalks will be designed and installed in accordance with 2020 MN Accessibility Code.

## **Odam Medical Group Clinic Development Schedule**

**February 2022 – Site Plan Review Application to the City of Crystal**

**Winter/Spring 2022 – Building Permit Application**

**Spring/Summer 2022 – Begin Construction**