AGENDA
MAPLE PLAIN PLANNING COMMISSION
MAPLE PLAIN CITY HALL
September 4, 2014
7 p.m.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADOPT AGENDA**

4. **CONSENT AGENDA**
   a. Minutes from June 5, 2014
   b. Minutes from April 17, 2014

5. **REVIEW OF PRELIMINARY PLANS FOR DOG GROOMING BUSINESS AT 1675 SPRING AVENUE**

6. **FENCE ORDINANCE**

7. **ADMINISTRATIVE REPORTS**
   a. **Update on Development Opportunities**

8. **OLD BUSINESS**

9. **NEW BUSINESS**

10. **COMMISSION REPORTS AND OTHER BUSINESS**

11. **VISITORS TO BE HEARD**
    Note: This is a courtesy extended to persons wishing to address the Commission who are not on the agenda. A completed public comment form should be presented to the City Administrator prior to the meeting. The presentation will be limited to 3 minutes. The session will be limited to 15 minutes.

12. **ADJOURN**

City of Maple Plain Planning Commission
Meeting Minutes
April 17, 2014
7 p.m.

1. CALL TO ORDER

Chair Bliss called the meeting to order at 7 p.m.
Present: Commission Chair Michele Bliss, and Commissioners John Fay, Stephen Shurson and Mardelle DeCamp. Also in attendance were Councilmember Liaison, Dave Eisinger, City Planner, Mark Kaltsas, and City Administrator, Tessia Melvin.

Absent: Commissioner Barb Rose

2. PLEDGE OF ALLEGIANCE

3. ADOPT AGENDA

Commissioner DeCamp moved to adopt the Agenda; Commissioner Shurson seconded. Motion passed 4-0.

4. CONSENT AGENDA

Commissioner Fay moved to adopt the Consent Agenda with minor changes to the January 9, 2014, minutes; Commissioner Shurson seconded. Motion passed 4-0.

5. PUBLIC HEARING

The Public Hearing opened at 7:14 p.m. City Planner, Mark Kaltsas, presented the site plan review to allow an expansion of the existing parking lot for the property located at 5540 Pioneer Creek Drive (Proto Labs). Kaltsas reported that the applicant is seeking site plan approval to expand the existing parking lot as part of an internal building renovation.

Kaltsas identified the following aspects of the project:

- The proposed parking lot expansion consists of the addition of 25 parking spaces. There are currently 121 parking spaces in the west parking lot and the applicant is removing 26 and putting back 51 parking spaces.
- The applicant is proposing to meet all applicable parking space design criteria that has been established by the City. Currently City Code requires a minimum parking space width of 9 feet, a minimum parking

space length of 20 feet, a minimum parking aisle width of 25 feet and a minimum parking aisle with one-sided parking of 22 feet.

- In addition, to meeting the parking space design, the applicant is proposing to meet the parking lot lighting requirements.
- The City Engineer reviewed the proposed parking lot expansion related to storm water, grading and drainage. The City is requesting additional information pertaining to storm water calculations.
- The City Building Inspector, Roger Peitso did not have any additional requirements for the applicant.
- The City Fire Chief, Dave Eisinger, did not have any additional requirements for the applicant.
- Pioneer-Sarah Creek representative, Jim Kujawa, did not have any additional requirements for the applicant, but raised the issue with the cumulative amount of impervious areas.
- The City Engineer, Dan Boyum, provided the following comments for the applicant:
    - The developer's engineer should submit storm water calculations that show sizing and infiltration volumes for the new pervious area.
    - There were some dimension discrepancies on the typical stall length provided on the applicant's drawing.
    - Generally every 25 stalls triggers the need for one handicap stall to meet ADA requirements.
    - The developer's engineer should verify that the water main lead to Hydrant B has sufficient cover.

There was much discussion by the Commission regarding lighting, handicapped accessibility, parking lot size requirements, the amount of impervious area and the size of the parking lots.

Commissioner Shurson asked that staff guarantee that the storm water requirements and have been met with Pioneer-Sarah Creek Watershed.

Commissioner DeKamp added that the Commission should consider looking at ways of assisting with the pervious areas that may include rain gardens.

The Public Hearing closed at 7:42.

6. ADMINISTRATIVE REPORTS

City Administrator, Tessia Melvin, reported on the following items:

- RoseCreek Builders continue to move ahead on the Townhome project. They have retained Anderson Engineering to do the wetland delineation on the K-Bid parcel. The long winter has delayed this process a bit, but they are looking to complete their testing by April 24. This will come before the Planning Commission in late May or at the June meeting. Melvin

reported that they currently have a development sign up and 5 home plans are pre-priced from $299,000-$400,000.

- In a conversation with the RoseCreek Builder, he is currently looking at another location in Maple Plain for a similar project, but with a starting price of $230,000-$250,000.
- Staff has met with the Met Council, Commercial Brokers and Developers for the Downtown Project.
- The City continues to do its Water Meter Project.
- Work will begin in May on the Rainbow Avenue and Main Street West Road Construction Project.

There was much discussion by the Commission to maintain the regular meeting times. Staff stated that they appreciate their time and will work to maintain regular meeting times.

7. OLD BUSINESS

There was no old Business

8. NEW BUSINESS

A. Approval of Preliminary and Final Plat Approval Request for 5540 Pioneer Creek Drive Parking Lot Expansion

Commissioner Fay moved to approve the Preliminary and Final Plat approval request for Proto Lab; seconded by Commissioner Shurson. Motion passed 4-0.

9. COMMISSION REPORTS AND OTHER BUSINESS

Melvin reported that he next meeting would be May 8, but was corrected by Kaltsas that the earliest would be May 15, due to the public notice process and the developer's schedule. The Commission asked staff to try and hold Planning Commission meetings on the set dates of the first Thursday of the month. While they understand deadlines, they also want staff and others to know that they are volunteers. Melvin agreed to maintain their monthly meeting times.

10. VISITORS TO BE HEARD

There were no visitors.

11. ADJOURN

Commissioner Fay commented on the ability of the Chair to host the meeting under 60 minutes. Commissioner Faye moved to adjourn the meeting at 7:55 p.m.; seconded by Commissioner DeCamp. Motion passed 4-0.

City of Maple Plain Planning Commission
Meeting Minutes
June 5, 2014
7 p.m.

1. **CALL TO ORDER**

   Chair Bliss called the meeting to order at 7 p.m.
   Present: Commission Chair Michele Bliss, and Commissioners John Fay, Stephen Shurson and Mardelle DeCamp. Also in attendance were Councilmember Liaison, Dave Eisinger, City Planner, Mark Kaltsas, and City Administrator, Tessia Melvin.

   Absent: Commissioner Barb Rose

2. **PLEDGE OF ALLEGIANCE**

3. **ADOPT AGENDA**

   Commissioner DeCamp moved to adopt the Agenda; Commissioner Shurson seconded. Motion passed 4-0.

4. **CONSENT AGENDA**

   There was no consent agenda.

5. **PUBLIC HEARING**

   The Public Hearing opened at 7:1 p.m. City Planner, Mark Kaltsas, presented the proposed Meadows of Maple Plain Subdivision, Rezoning and Preliminary and Final Plat.

6.

   City Planner Mark Kaltsas presented a subdivision, rezoning preliminary plat and general plat approval for the Meadows of Maple Plain. The request is to have Council approve the following:
   - Subdivision of the property into 18 single-family home sites
   - Rezoning to Planned Unit Development- Mixed Use
   - General Plan/Preliminary Plat

   The applicant, RoseCreek Builders, presented the same information to the Planning Commission at their June meeting, and all of their concerns were addressed.

   Kaltsas reported that the plat includes:

- A new east west street and cul-de-sac to provide access into the development.
- The utilities are proposed to be public.
- The applicant is proposing a tot lot to satisfy the park dedication recommendation. The outlet would be deeded to the City as part of the development agreement and final plat.

Kaltsas reported on the public facilities:

- Previously the City requested the applicant provide easement for a potential trail. The Planning Commission did not recommend obtaining a trail easement in this location.
- The applicant is proposing a five-foot sidewalk along the length of the proposed Oak Street.
- The storm water facility will be maintained by the homeowner's association.
- The applicant will install lights that are in accordance to the City's recommendations and meet the City's design standards.
- Based on the fire department's recommendation, the developer will be installing 3 new fire hydrants and making the cul-de-sac along with street lights meet the necessary standards to allow the landing of an emergency helicopter.

Kaltsas reported on the landscaping and signage proposed by the developer:

- The developer has prepared a tree preservation plan for the area.

There was much discussion on this topic. All Commissioners agreed to have the developer to include more landscaping along both the north and south property lines. Commissioner Shurson commented on the complete review by staff and how this has helped this project.

The developer added that they will provide a monument sign for the project, which will meet the City's design guidelines. The Commission agreed that this would be a nice addition to Maple Plain.

Commissioner Fay commented that the property proposed for the development are smaller than the existing lots. The Commission approved the lot size to allow decks.

The Commissioned agreed to approve the subdivision, rezoning and preliminary plat and final plat with the following conditions:

- The proposed subdivision, rezoning and preliminary and final plats meet all applicable conditions, criteria and restrictions stated in the City of Maple Plain Subdivision and Zoning Ordinance.
- The Applicant shall address all comments outlined in the staff reports, including the Engineering Review.
- The Applicant shall comply with all applicable regulations and conditions presented by Minnehaha Creek Watershed District.
- The Applicant shall enter into a development agreement with the City for this development.
- The Applicant shall present a letter of credit as established by the development agreement for all improvements associated with this development.
- The Applicant shall provide the City with the copies of the HOA agreement and covenants including information related to the maintenance plantings and storm water easements.
- The Applicant shall obtain all necessary City, County, PCA and other regulatory agency approval and permits prior to construction.
- The Applicant shall pay for all costs associated with the City's review of the subdivision, rezoning and approval and permits prior to construction.
- The Applicant shall file the final plat with the County within six months of the approval.

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7. ADMINISTRATIVE REPORTS

City Administrator, Tessia Melvin, reported on the following items:

- Melvin reported that the Metropolitan Council Environmental Services (MCES) asked the City of Maple Plain to participate in a grant program designed to help residents pay for repairs to help reduce the inflow and infiltration levels. In 2013 staff sent flyers out to residents about the grant program and received 10 applications. Nine properties were qualified for grant funding. MCES has provided the City with $7,194.53 in grant funds to reimburse residents upon the completion of their work.
- The City has launched its new website. It has a new look, navigation and added services. Melvin asked the Commission to review and provide any comments.
- Maple Plain Days would be coming up in August and the Committee is working hard on all of the events and activities.
- The Water Meter Project is complete and the bills will be out in July. Melvin thanked all residents for their cooperation with this project.

- Melvin reported that the Main Street West and Rainbow Avenue Project has experienced some delays due to the wet spring, but continues going forward. She reminded the Commission that the City is dedicated to providing complete and up-to-date communications regarding this project. Staff has created a project hotline at 763.479.2266 and sends out daily e-mails to those wanting to subscribe.

Kaltsas reported on the following activities:

- Nuisance complaints regarding a newly constructed fence.
- Review CUP relating to Collision Corner, as they are considering an improvement to their site
- Working with residents on setbacks, zoning, subdivision and other planning questions.

8. OLD BUSINESS

There was no old Business

9. NEW BUSINESS

A. Approval of Subdivision, Rezoning, Preliminary and Final Plat Approval Request for A New Eighteen Lot Subdivision to be Known as the Meadows of Maple Plain.

Commissioner Fay moved to approve the Preliminary and Final Plat approval request for Meadows of Maple Plain; seconded by Commissioner Shurson. Motion passed 4-0.

Commissioner Fay moved to approve the rezoning of Planned Unit- Mixed Use; seconded by Commissioner DeCamp. Motion passed 4-0.

10. COMMISSION REPORTS AND OTHER BUSINESS

Melvin asked the Commission to comment on their past strategic planning process. Commissioners commented that they had done comprehensive strategic planning, but had wanted to meet with the Council to discuss some ideas and concerns.

11. VISITORS TO BE HEARD

There were no visitors.

12. ADJOURN

Commissioner Fay commented on the ability of the Chair to host the meeting under 60 minutes. Commissioner Faye moved to adjourn the

meeting at 7:55 p.m.; seconded by Commissioner DeCamp. Motion passed 4-0.

City of Maple Plain

Request by Tracy King/Lucky Dog for Preliminary Site Plan Review to Allow Construction of a New Commercial Building and Site Development for the Property Located at 1765 Spring Avenue

To:	Planning Commission
From:	Mark Kaltsas, City Planner
Meeting Date:	September 4, 2014
Applicant:	Tracy King/Lucky Dog
Owner:	Bill Woods
Location:	1765 Spring Avenue

Request:

Tracy King (Applicant) and Bill Woods (Owner) request that the City consider the following action for the properties located at 1675 Spring Avenue (PID No.s 24-118-24-33-0010 and 24-118-24-33-0009):

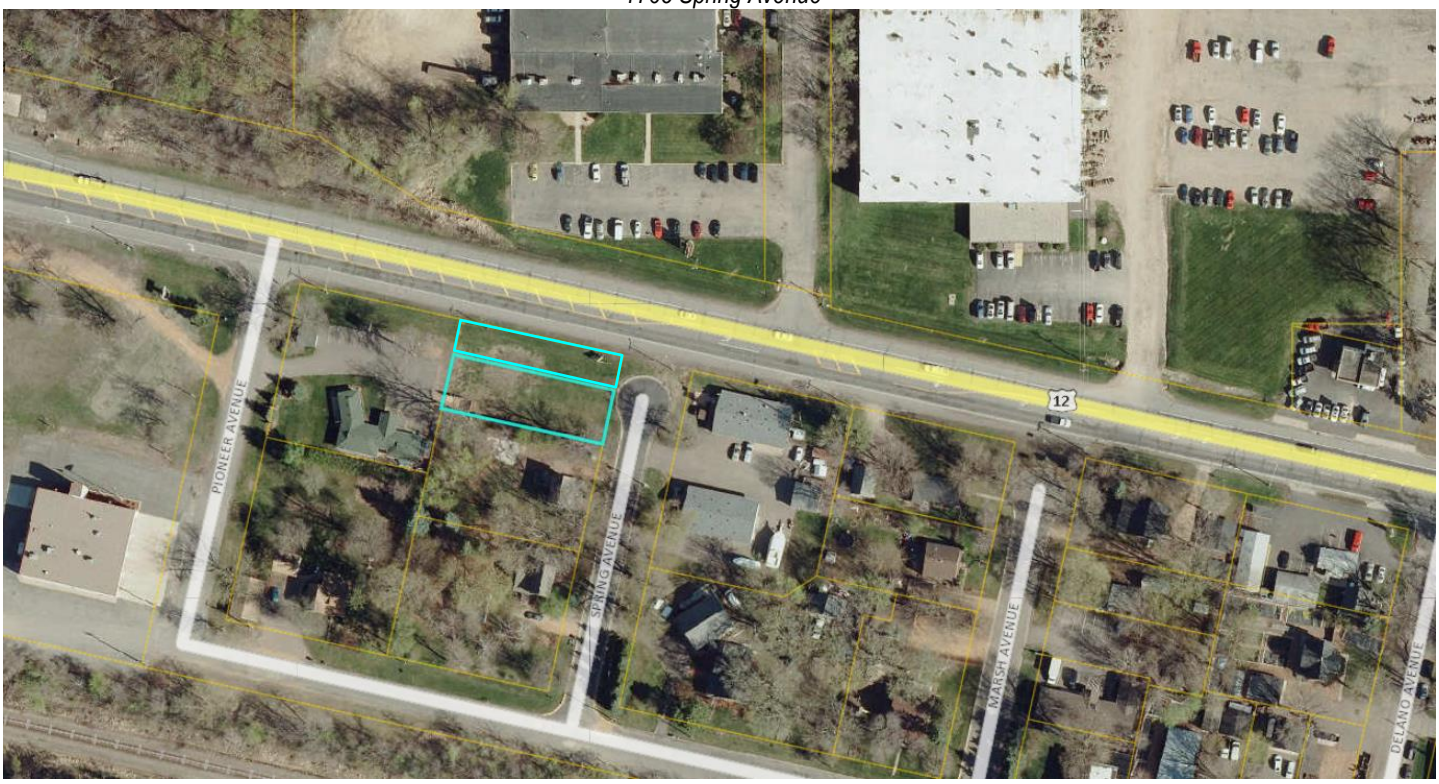
a. Site Plan Approval to allow a new building and associated site improvements to be constructed on the subject property.

Property/Site Information:

The property is located along the south side of State Highway 12 on the west side of Spring Avenue. The subject property is located within the Mixed Use – Downtown District. This property previously had an existing residential home and detached garage that was razed by the owner to make way for a new commercial building. The property has the following characteristics:

Property Information: **1765 Spring Avenue**
Zoning: *Mixed Use - Downtown*
Comprehensive Plan: *Mixed-Use*
Acreage: .28 *Acres (12,197 SF)*

1765 Spring Avenue



Discussion:

The applicant is seeking preliminary site plan approval to construct a new commercial building and associated parking lot on the subject property. The preliminary nature of this approval is a result of several factors relating to the approval of the purchase agreement for the applicant to understand any potential concerns of the City prior to finalizing the acquisition of the property. All commercial and industrial development is required to go through the site plan review process. Site plan review requires the review of the Planning Commission and City Council. The Planning Commission holds a public hearing as a part of the site plan review process. The City shall consider the proposed site plan and subsequent effects relating to evaluation criteria established in the City's ordinance.

> *153.045 INTENT AND PROCEDURE*
>
> *(I) Evaluation criteria. The Planning Commission and City Council shall evaluate the effects of the proposed site plan. This review shall be based upon, but not be limited to, compliance with the City Comprehensive Plan, provisions of this chapter (Design Guidelines and City Engineering Requirements).*

The applicant is proposing to relocate their existing business to this location and construct a new building and associated parking lot. The applicant runs a dog grooming business in a nearby city. Dog grooming is a permitted use in the Mixed Use – Downtown zoning district. The applicant is proposing to construct an approximately 800 square feet 1 ½ story building on the subject properties. The proposed building would need to comply with the City's design standards for commercial buildings in the MU-D zoning district. In

addition to the building, the applicant is proposing to construct an off-street parking area to support the proposed building. The parking area would consist of 3 off-street parking spaces. The following summarizes the parking, setback and architectural standards for the proposed use.

Parking Summary:

Retail and service establishment – 1 space per 250 sf (800 sf/ 250) = 3 spaces required
Total Number of Parking Spaces Required = 3
Total Number of Parking Spaces Provided = 3 off-street, 2-3 on-street

The proposed off-street parking area will accommodate the intended use of the building. The City does consider the use of on-street parking spaces toward the total parking requirement. In this case, there are approximately 2-3 on-street parking spaces that could be utilized by the applicant for the business. The proposed parking area would be paved asphalt.

Architectural Guidelines:

First Floor:

- 60% openings, window, doors, fenestration, (23% proposed)
- 35% wood, brick, stone, hardie board siding
- 5% other materials

Second Floor:

- 40% windows, fenestration (25% proposed)
- 50% wood, brick, stone, hardie board siding
- 5% other materials

The applicant is proposing a "cottage" type structure that appears to generally be consistent with the intent of the City's design guidelines for the downtown district. The applicant has proposed siding (would need to be hardie board) for the majority of the building. The proposed hardie board siding would meet the requisite siding percentages for the first and second floors. The proposed fenestration for the first and second floors does not meet the recommended percentage as directed in the guidelines. The City will need to determine if the proposed building is consistent with the intent of the design guidelines (see attached guidelines)

Setbacks:

Minimum Lot Size: 6,000 SF
Minimum Lot Width: 100 feet
Front Yard Setback: 5-10 feet
Side Yard Setback: 5-10 feet minimum
Rear Yard Setback: 10 feet minimum
Parking Setback: 10 feet from collector streets, 50 feet from Highway 12,10 feet side yard (mixed use/commercial)

In the MU-D Zoning District, the required parking setback from Highway 12 is 50 feet. Complying with the required setback would make it difficult to construct an off-street parking area on this property. The City does mention in the ordinance that there are going to be certain properties that require relief from this requirement. The applicant will likely require a variance from the 50 foot Highway 12 setback. The applicant will need to meet the 10 foot setback from is proposing to meet

Parking Space Design:

Minimum Parking Space Width: 9 feet
Minimum Parking Space Length: 20 feet
Minimum Parking Aisle Width: 25 feet

The applicant is proposing a three space parking area adjacent to the building. The applicant is proposing to meet all applicable parking space design criteria established by the City.

Parking Lot Lighting:

Parking lot lighting shall be arranged as to deflect light away from any adjoining residential property and from the public streets. The applicant will need to provide the City with proposed lighting for the parking lot that meets all applicable criteria.

Landscaping:

The applicant has not provided the City with a landscape plan. Landscaping will need to be provided between the proposed parking lot and the adjacent residential property as well as along the Spring Avenue and Highway 12 frontages.

Storm Water Management, Grading and Drainage:

Pioneer Sarah Creek Watershed Commission has reviewed the preliminary plan and found that this project does not trigger the Watershed review of stormwater management. The City's engineer will review the final plans prepared by the applicant. Any conditions required as a result of the City's review will be incorporated into the conditions of approval should the site plan be approved.

The proposed site plan generally meets the requirements established by the City.

Additional Considerations:

This property is located in an area that is zoned mixed use – downtown. The area still has a mix of residential and commercial properties. The property is unique in that it has Highway 12 and Spring Avenue frontage, with no access to Highway 12. The City would ideally like to see parking located to the rear or side of the structure. The parking for this property will either be located along Highway 12 or Spring Avenue as a result of the lots geographic orientation. This proposed layout essentially makes Highway 12 the front yard and Spring Avenue the side yard. The applicant did explore the possibility of adding additional parking to the west of the building which would cross in front (on the north side) of the proposed

building. This configuration would take away from the front of the building and add additional impervious coverage to the site.

The property is currently made up of two parcels. The City is requiring that the parcels be combined as a part of this process to eliminate the "remnant" parcel and ensure that he proposed setbacks are memorialized for the future. The lot combination will be presented at the next Planning Commission Meeting.

Neighbor Comments:

The City has received questions relating to the proposal from the adjacent property owner.

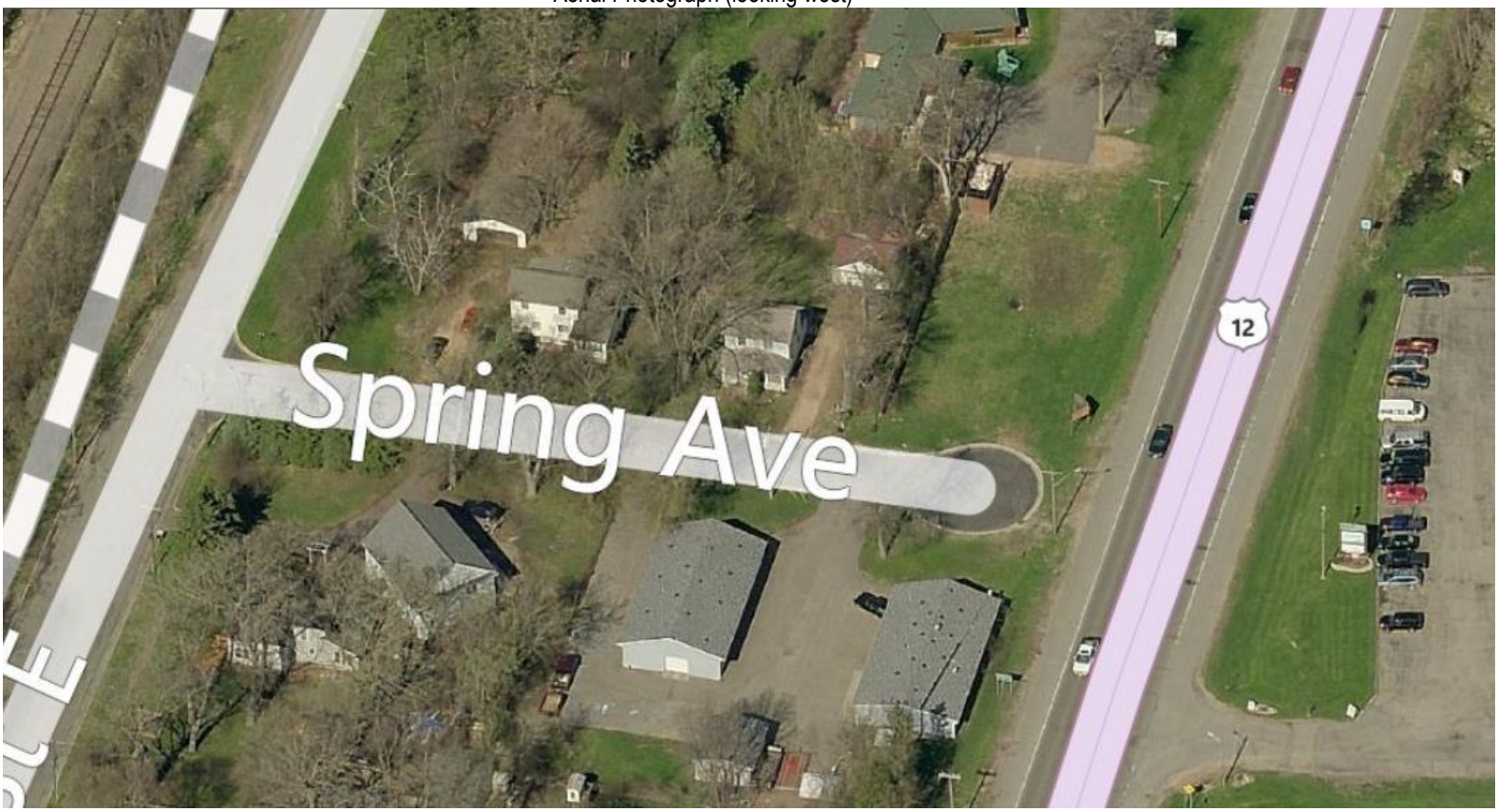
Recommendation:

Staff is seeking preliminary feedback from the Planning Commission relating to the requested Site Plan Review. No official action can be taken on the preliminary submittal. Based on the comments provided by the Planning Commission, the applicant will prepare a revised site plan and building elevations for final consideration at the October Planning Commission Meeting.

Attachments:

1. Property Pictures
2. Survey
3. Preliminary Site Plan
4. Building Elevation
5. Downtown Design Guidelines

Aerial Photograph (looking west)



Downtown

The Downtown District is geographically described in Figure 4. The downtown area is approximately an eight block area that consists of primarily commercial uses today. The majority of the uses and buildings in the downtown could benefit from redevelopment, or improvements to help increase the overall aesthetic of the area.

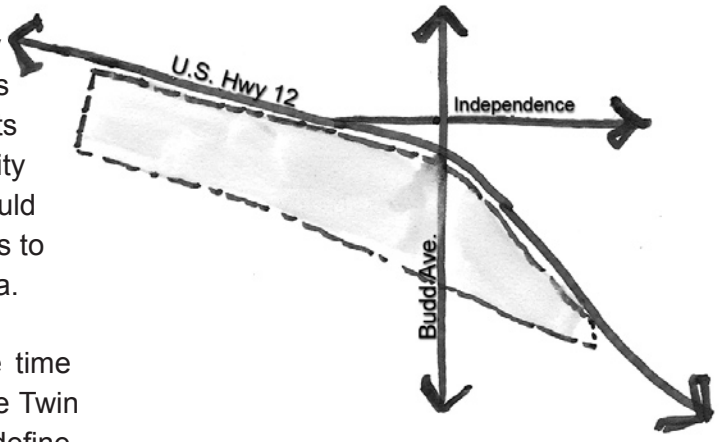


Figure 4 Downtown District

The Figure demonstrates the parameters of the Downtown District geographically.

The Maple Plain Design Team spent some time visiting other downtown areas throughout the Twin Cities Metropolitan Area to help refine and define their goals for the Maple Plain Downtown area. The Team determined that the quaint, small-town downtown character was ultimately the City's goal. They wanted to see a pedestrian friendly destination for residents and visitors. The following goals were established through input from the Design Team and the Visual Preference Survey.

Goal: Establish a rich and vibrant small-town downtown environment that encourages pedestrian and human activity.

Goal: Maintain an appropriate scale for downtown Maple Plain that includes spaces for commerce, office and residential uses.

Goal: Develop and create structures of similar architectural quality and style to enforce the quality and character of downtown Maple Plain.

Goal: Use vegetation, street furniture, lighting and signage to create a distinct character for downtown.

Figure 5 Downtown Development Concept

This concept sketch demonstrates how Downtown might be developed.

These goals are the foundation from which the following Guidelines were established. The following Guidelines should be thought of as objectives or implementation steps to achieving the goals for downtown Maple Plain. These standards are established to ensure a successful, high-quality downtown environment. The purpose of establishing Design Guidelines for downtown Maple Plain is to ensure appropriate development and redevelopment activities occur and that the vision and goals for the downtown are achieved through appropriate architectural styles and details. The City wants development and redevelopment to happen, so these Guidelines are meant to give more direction to potential developers, not to inhibit the creative process or to make development cost-prohibitive.

Architecture and Color

Through the work of the Maple Plain Design Team and residents of the community, several parameters were set for general character, architecture and color for Downtown. The image demonstrates the architectural style, color and massing that shall dominate the Downtown streetscapes. The main goal is to use common elements (i.e. color) throughout downtown to unite the users and create a more uniform frontage. The following Guidelines shall apply to the Downtown District.

Color

Rich colors and muted tones should be used on structures throughout the Downtown District. Dominant colors on structures should be muted rich tones. For example, burgundy, chocolate brown, forest green or slate blue. Non-dominant colors could be more diverse but should not be more than 20-percent of a storefront. Primary colors may be used as accents provided they are consistent with and do not exceed 20-percent of the façade.

Downtown Color Palette

It is imperative that the Downtown District have a cohesive design and vision, and color will play a critical role in creating that environment. The first set of colors are appropriate as the dominant color scheme, and would also include warm neutral colors. Bright and primary colors should be used sparingly and should be left for details and signage.

Architecture - Elements and Characteristics

The sketches identify the appropriate style of architecture for the Downtown District. The downtown architecture should create a special and unique environment, and should feel different than the Gateway or Budd/Highway 12 Districts.

Figure 6 Downtown Architecture

The sketch demonstrates a mix of architecture styles, including a neotraditional structure as well as a stick-built traditional Danish structure. Both images include the following characteristics that unite them and make them appropriate for Downtown:

High percentage of glass at the street level makes them inviting and adds an element of transparency.

Architectural details including the parapets, cornices, window casings and sashes, and roof lines all have clean lines.

Clearly identified structures and signage affixed to the facade of the structure is required on all buildings in the Downtown District,

Architecture

Objective: To create an environment with an architectural palette that is cohesive and unique to Downtown Maple Plain.

Individual storefronts and separation between structures (perceived or literal) should dominate the downtown District. Mixed-use structures, when stacked, are appropriate for the downtown provided the scale does not exceed two and a half stories.

The stick-built Danish and/or Scandinavian architectural style shall dominate downtown. Neo-traditional structures are appropriate provided color and scale matches the downtown character. If architectural styles of adjacent structures is different, common elements such as window style or color should used to help create a more cohesive street frontage.

Buildings and structures shall have a distinct and varying roof line to encourage interest and variety. Structures shall have a district entry to clearly delineate the entrance to users.

The first level of all structures shall have a transparent façade that is interesting and inviting.

Four-sided architecture is required particularly for structures with double frontage (i.e. corner lot), or visibility from major thoroughfares.

Downtown Architecture

A mix of stick-built and traditional/neo-traditional architecture is appropriate in the downtown provided a similar street space and color palate are created for a cohesive environment. It is critical that adjacent buildings integrate similar characteristics to help unify the district. Streetscaping will also help unite the district and give a strong sense of place.

Materials

It is the objective of the City to use high-quality materials that are warm, welcoming and sturdy throughout the Downtown District.

High-quality traditional materials for structures (wood, brick, stucco, hardie, stone, etc.) are required for all structures.

The following material breakdown is required for all structures:

Street Level (Calculation includes parapets and False Fronts for single-story structures):

Fenestration/Windows:	60% Minimum
Wood/Brick/Stone/Hardie:	35% Minimum
EIFS/Aluminum/Other:	5% Maximum

2nd Level (Calculation includes parapets and false fronts)

Fenestration/Windows:	40% Minimum
Wood/Brick/Stone/Hardie:	50% Minimum
EIFS/Aluminum/Other:	10% Maximum

Clearly marked, welcoming entrances shall be required for all retail and office space in the Downtown District. All doors shall have a minimum of 50% of their area transparent (i.e. glass).

Downtown Materials

All of the structures represented in these images use high quality materials that would be appropriate for the Downtown District. Traditional materials such as wood, stucco, brick, stone and cloth awnings all support a classic downtown environment. Use of these materials will be required in the Downtown.

Scale and Massing

Architectural style and quality will directly influence scale and massing because style and height restrictions will naturally control the size and location of a structure. Additional parameters as set forth below shall also guide development in Downtown.

There should be no more than half (½) story difference between structures on the street to create some visual consistency.

Parapets and false fronts may be used to achieve greater consistency along the street frontage.

Parapets and false fronts will be included in materials calculations on the façade. These areas must include architectural detail, and/or fenestration to add visual interest to a façade.

Building space can be literal or perceived. (See Image) Buildings may be connected, but the illusion of spacing must be created to eliminate the appearance of a strip mall or connected multi-use structures.

Architectural detailing and fenestration should be used to reduce large expanses of walls without interest.

Buildings shall be a minimum of 15-feet wide but should be no larger than 40-feet wide; each user must have a minimum of 15-feet of frontage at the street-level.

Structures shall be no taller than 2.5 stories (35-feet maximum), where the half story is attributed to a parapet, false front, or roof pitch.

Downtown Scale and Massing

This image demonstrates the appropriate scale for the Downtown District. Parapets, false fronts and facade treatment help to break up the mass of the structures and to create a quaint downtown feel.

Signage

A sign package should be created that allows each user the creativity to clearly define their space, but to do so in a manner that creates a visually appealing street frontage. Clear communication, as well as an aesthetic that caters to the small-town flavor shall be required in all sign packages.

All proposed signage should meet the current sign ordinance. In addition to these requirements, the following standards shall be applied to signs within the Downtown District.

Clean, elegant signage with small town character. Materials and scale should reflect the materials and scale of each user.

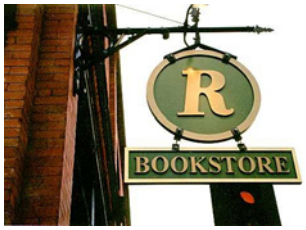
Supplemental signs are acceptable in this District, including sandwich boards and projecting signs.

Wall signage (i.e. signage affixed to the structure and flush with the façade) is required to ensure visibility of each user.

The following requirements shall apply to the signage package for each user:

Area	The total signage package shall not exceed 15-percent of the total façade area. This area includes the primary wall sign, supplemental signs including sandwich boards, projecting signs, and window signage.
Sign Materials	Primary material should be wood. EIFS may also be included but will be calculated against materials requirements. Other materials include metals such as aluminum or wrought iron.
Lighting	All signs within the Downtown District must have secondary lighting. Internal lighting is not acceptable. This includes neon signs which are also not permitted. Backlit signs are appropriate provided they meet lighting standards set forth in the City's zoning code. Light pollution should be reduced when possible and energy reducing light fixtures used when possible.

Users should consider the scale and size of the sign package, and should develop a package that is complimentary to the user and the overall City character. A full signage package should be submitted for review during initial submittal of each project. This package will be reviewed by the Planning Commission or other design review commissions as identified by the City.



Downtown Signage

Signage should be scaled appropriately to the smaller users found in Downtown. These images represent different signage types that would be appropriate.

Streetscaping and Sidewalk Environment

A uniform street frontage should be created with appropriate setbacks to encourage pedestrian activity and viable Downtown Environment.

The setback shall follow, at a minimum, the Sidewalk Zones identified earlier in this section. Additional parameters and considerations are defined below and apply specifically to the Downtown District.

Spacing between the façade and the street should provide enough room for a sidewalk and small boulevard but should not be oversized. Spacing should follow the Sidewalk Zones identified in Figure 1 (Page 8). Additional frontage zone area, or furniture/planting zone area may be increased where appropriate. If these areas are increased users should use the space for outdoor cafes, community spaces, or other purposes.

The Furniture/Planters Zone should be well manicured with some green spaces, but should be clean in appearance. Furniture in this zone should be a cohesive package throughout the District, and users should consider the overall style and character of the area.

Downtown Sidewalk Environment

These images demonstrate how to create appropriate a street environment in Downtown. Clear pedestrian spaces, vegetation and signage provide users will accessibility, clear direction, and continuity.

Overall setback area should consistent with the zoning District, and cross referenced to ensure appropriate setback area and easement areas are provided.

Permanent planters should be used where appropriate, and may be recessed or vertical.

Wayfinding signs/elements should be interspersed within the sidewalk environment to help guide pedestrians through the spaces.

Plant materials in the Furniture/Planter Zone may be informal or formal depending on the user and maintenance schedule of the City.

Parallel parking shall be primary parking in downtown. Americans with Disabilities Act (ADA) compliant curb cuts should be placed periodically along a block to ensure accessibility. These considerations must be made across all zones of a sidewalk.

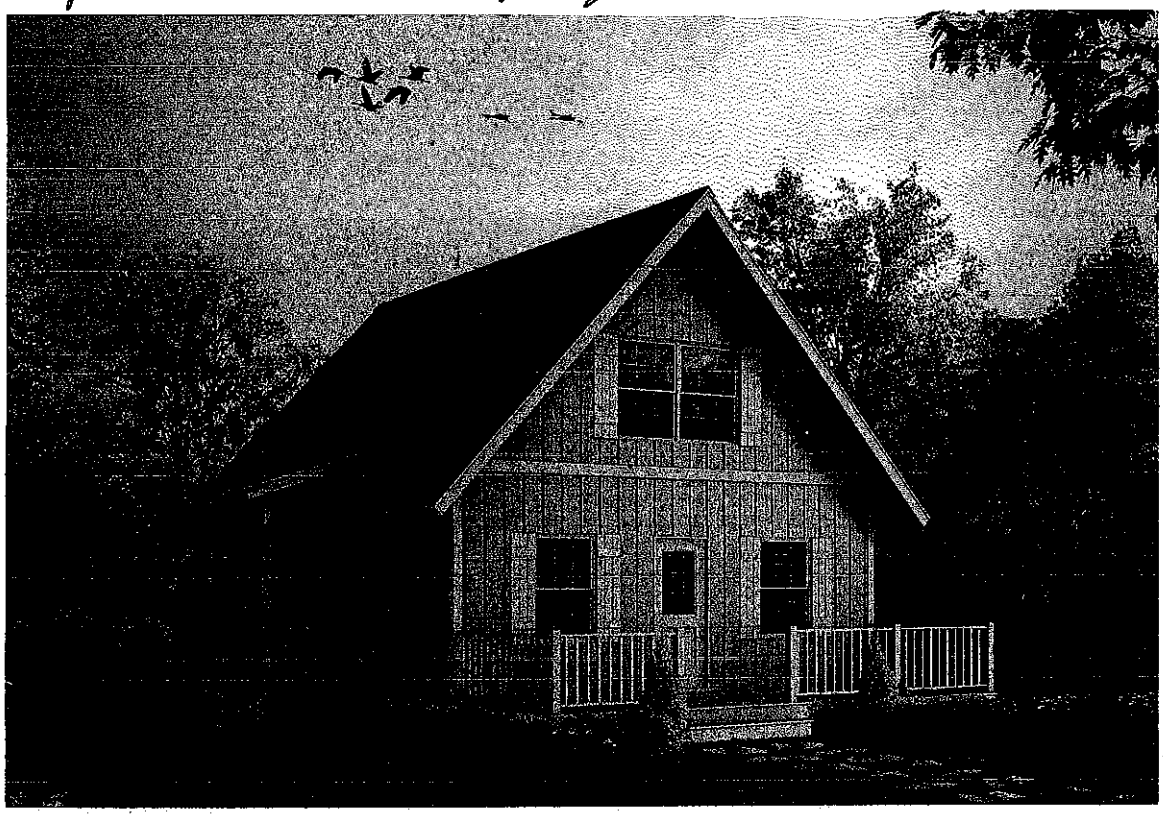
Sidewalk light fixtures as well as fixtures affixed to individual users shall be required in downtown. The fixture package shall be required as a part of a plan submittal. (Sample specs can be found in the implementation section).

Canopies and/or awnings are permitted in downtown. The color and material should be consistent with the requirements identified in previous sections. Signage is permitted on the canopies or awnings, but will be calculated as part of the overall sign area.

Downtown Streetscaping/Environment

The images demonstrate the usage of wayfinding signage, awnings and vegetation to create unique street spaces. Stamped concrete and pavers are encouraged in the downtown to enhance the Downtown District.

Proposal for 1765 Spring Ave

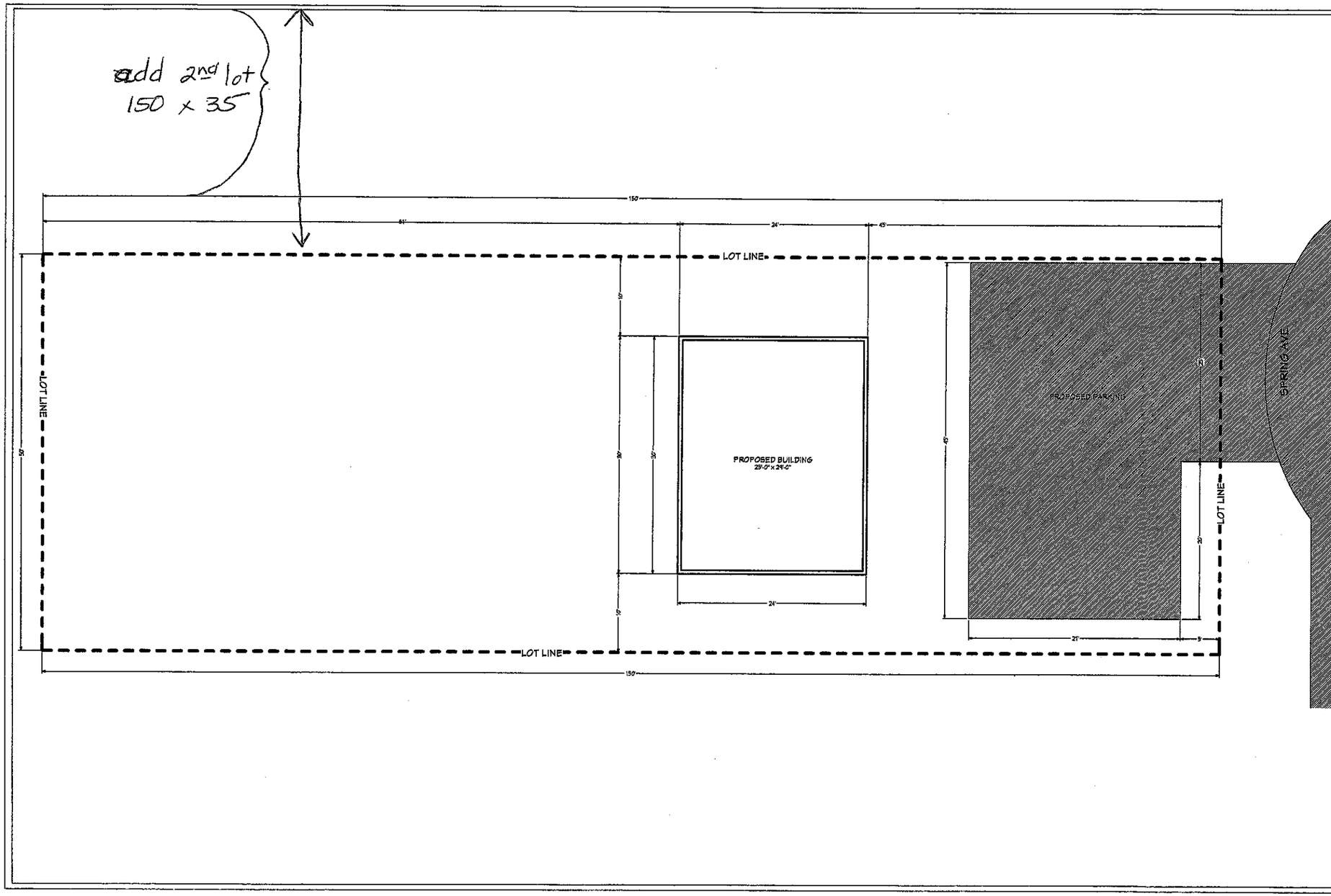


Siding dark brown / doors/shutters deep purple

Ramp replacing steps

Proposed building 24/26 x 30/32 feet

about 800 sq ft 1st floor



CONTRACTOR TO VERIFY ALL DIMENSIONS. INFORMATION DEEMED RELIABLE BUT NOT GAURANTEED.

PROJECT FOR: TRACY KING / LUCKY DOG
1765 SPRING AVE.
MAPLE PLAIN, MN 55359

DRAWINGS PROVIDED BY:

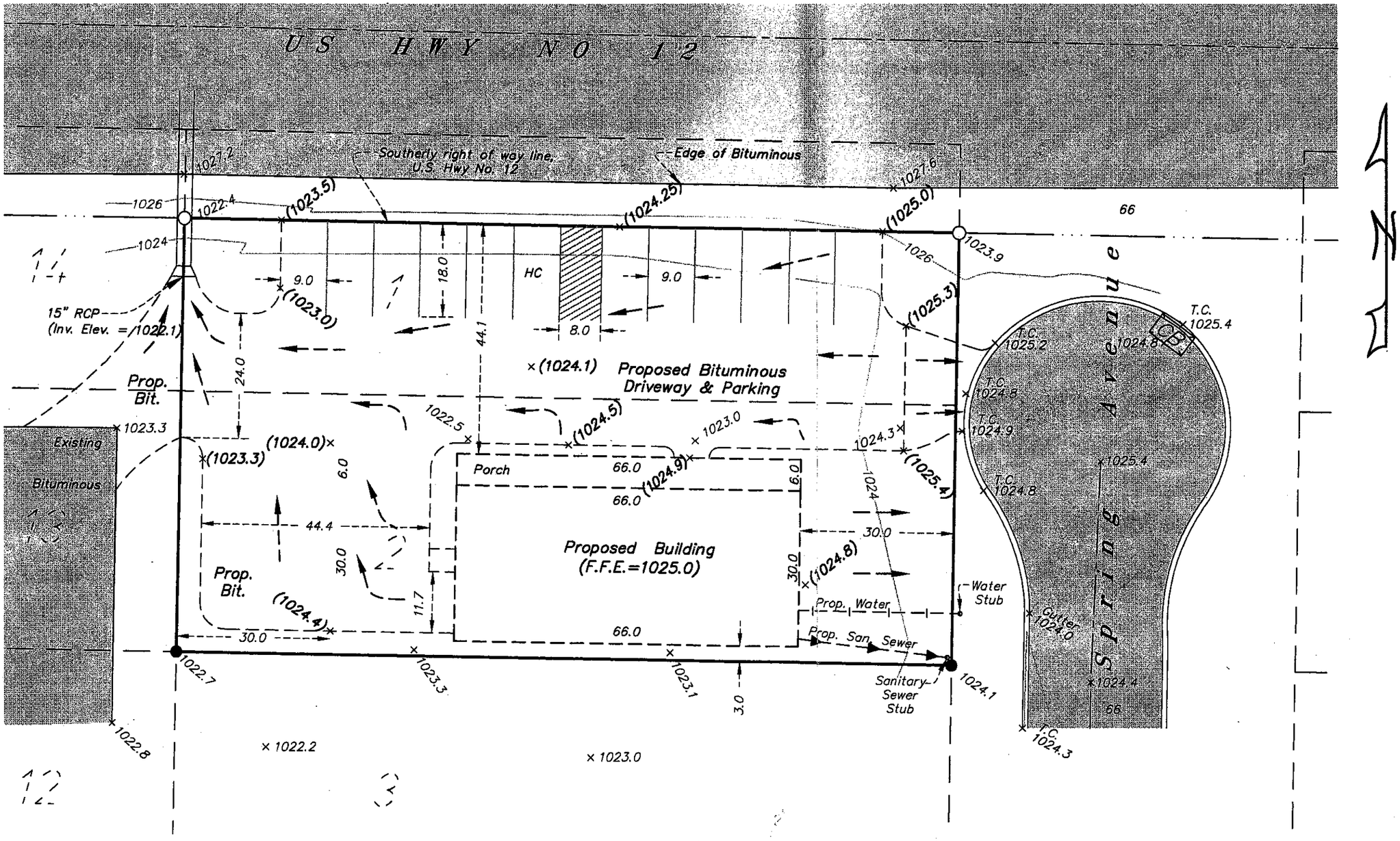
D.B. RASKOB CONSTRUCTION
2864 ARDMORE AVE. MEDINA, MN 55359 (763) 479-1393 ALRASKOB@MCHSI.COM

SCALE
NO SCALE

SHEET: 1
8/29/2014

BUILDING PERMIT SURVEY

Prepared for: Hetherwood



Legal Description (supplied by client)
Lots 1 and 2, Block 5, WEST MAPLE PLAIN, Hennepin County, Minnesota, according to the recorded plat thereof. Except that part taken for highway right of way.

Legend
- ● Found Iron Monument
- ○ Set Iron Monument (LS 14700)
- × 000.0 Existing Elevation
- ×(000.0) Proposed Elevation

SCALE
20 0 10 20 40
1 inch = 20 feet
Bearings based on assumed datum.

Job Number:	6896
Book/Page:	70/11
Survey Date:	04-30-08
Drawing Name:	hetherwood.dwg
Drawn by:	KLB
Revisions:	10-28-08 (site plan)
	4-10-09 (bldg., utilities, curb)

I hereby certify that this certificate of survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Paul B. Schoborg

Date: APR. 16, 2009 Registration No. 14700

SCHOBORG LAND SERVICES INC.
763-972-3221 8997 Co. Rd. 13 SE
www.SchoborgLand.com Delano, MN 55328