

**AGENDA  
MAPLE PLAIN PLANNING COMMISSION  
MAPLE PLAIN CITY HALL  
JUNE 17, 2013  
7:00 PM**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ADOPT AGENDA**
- IV. PUBLIC HEARINGS**
  - A. Gateway townhome development, Howard Avenue public land sale.
- V. NEW BUSINESS**
  - A. Gateway townhome development PUD sketch plan review.
- VI. ADJOURN**

***Next regular meeting: Thursday, August 8, 2013, 7 p.m. at Maple Plain City Hall***



Agenda Information Memorandum  
June 17, 2013 Maple Plain Planning Commission

**IV. PUBLIC HEARINGS**  
**A. GATEWAY TOWNHOME DEVELOPMENT**  
**HOWARD AVENUE LOT PUBLIC LAND SALE**

**ACTION TO BE CONSIDERED**

To review a proposed townhome development project in the Gateway District for compliance with the City's Comprehensive Plan.

**FACTS**

- The Economic Development Authority (EDA) accepted a proposal to sell the City-owned parcel on Howard Avenue for a proposed townhome development.
- Phase 1 of the proposed townhome development would feature 15 dwelling units; Phase 2 would include an additional 18 to 20 units.
- Terms of the agreement are as follows. The agreement is only tied to development of the City property.
  - \$50,000 total purchase price
  - \$20,000 due upfront
  - \$2,000 per unit for each unit sold
  - Condition: if the development is not complete after two years developer shall pay the balance up to \$50,000.
  - Developer shall pay all development fees (WAC/SAC, park dedication, etc.).
- Before selling the property State Statute requires cities with a comprehensive plan to conduct a public hearing by its Planning Commission to review whether the proposed end use complies with the City's comprehensive plan.
- Findings of the Commission will be forwarded to the City's EDA for consideration at its June 18 public hearing.
- If recommended to proceed with the sale of the public property by the Commission and EDA, the City Council will take up the subject at its June 24 meeting.

**ATTACHMENTS**

Attached on page(s) \_\_\_\_ through \_\_\_\_ is a memo from City Planner Tom Goodrum, project proposal and sketch plan of the site from the developer, and aerial image of the subject property.

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## MEMORANDUM

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**TO:** Chair Bliss and Planning Commission  
**FROM:** Tom Goodrum, City Planner (MFRA)  
**DATE OF REPORT:** June 12, 2013  
**DATE OF MEETING:** June 17, 2013  
**RE:** Purchasing of city own land and PUD sketch plan review for a proposed townhome development in the Gateway MU District.

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Chair Bliss and Commissioners,

As required by State Statute, the Planning Commission is hosting a public hearing regarding the purchase and development of City-owned land. The purpose of the Commission hearing is to review the project as it relates to the goals established by the comprehensive plan. Those findings of approval or denial will be forwarded for consideration by the Economic Development Authority (EDA) at its hearing on June 18.

The developer, Willi Abbott, has also indicated his intent to see a Planned Unit Development (PUD) for his project. As required by the City's PUD process, Mr. Abbott is required to submit a proposed sketch plan as introduced by the Broadway Group. No action is required as part of the sketch plan review. The purpose for the review is to provide guidance to developers as they enter into a PUD agreement with the city. Any discussion at the sketch plan review is non-binding to the city and is solely for the consideration of the developer.

### **STAFF REVIEW**

Willi Abbott of the Broadway Group has approached the City with an interest to develop a townhouse village on three properties west of Howard Ave and south of Main Street. The two existing parcels include the 0.55-acre vacant city own parcel abutting Howard Ave and the second site is the 0.55-acre vacant parcel to the west of the city parcel. The second parcel is landlocked with no public road access, thus restricting development as a stand-alone site. The third site would require the subdivision of the north 220 feet (1.5 acres) of the K-Bid site.

The proposed development shows a series of 9 townhome buildings consisting of seven (7), 4-unit buildings, a 3-unit building and a 2-unit building for a possible total of 33-35 townhome units. A community building is also shown in the middle of the project on the north side of the street. The townhomes are served by an east/west private street that bisects the site in half separating the townhomes with 5 buildings on either side of the street.

The proposed townhomes are designed to have between 1,300 to 1,850 square feet of living space with an open floor plan consisting of three bedrooms, two baths and two-car garage. The plan also notes a sidewalk along Howard Ave with a pedestrian/bike path crossing the southern portion of the site. Other design elements such as lights and landscape are left out at this time in order to focus on the proposed style of development and to learn from the Council the direction on the type of amenities the city would want to see included as part of the PUD process.

The townhome design and amenities are proposed to meet the housing needs of young adults looking at their first home and/or for older homeowners looking to move into a less maintenance environment. These housing styles are in short supply in Maple Plain as stated within the market research done by Maxfield Research, which notes the lack of transitional housing in the City.

## COMPREHENSIVE PLAN

The City's comprehensive plan has designated this area as Mixed Use allowing uses such as townhomes, commercial and offices to be considered appropriate developments. Conceptual plans created during the updating of the comprehensive plan had shown possible development scenarios for this area as townhomes being a compatible use separating the existing residential properties to the north and the commercial and highway businesses to the south.

The comprehensive plan identified a housing density range of 5-20 units per acre for the Gateway Mixed Use District. The proposed site is shown as having a total acreage of around 2.5 acres. At a total of 33 to 35 units the proposed density for the entire project will be around 13 units per acre. Each phase of the project will also be within the allotted density range. The density range for the project site would allow between 12 to 50 dwelling units. Thus in review of the sketch plan the Commission and Council can use the range of 12-50 units as a baseline for an appropriate number of units for the project.

## PLANNED UNIT DEVELOPMENT (PUD)

The designation of mixed-use was established as part of the comprehensive plan update to provide flexibility in development to best accommodate market trends and needs. The city's zoning districts and design guidelines were then established to ensure city wide uniformity with new development. A Planned Unit Development (PUD) ties the two together by allowing the developer flexibility from the zoning standards in return for incorporating city objectives.

The zoning tool that allows flexibility from standard zoning requirements such as setbacks and building placement is the PUD. A Planned Unit Development is a project developed through negotiating development desires with city goals for a common good. Under a PUD the City could allow flexibility from standard zoning in lieu of a developer providing a public good that the city could not obtain during a normal process, such as public trails or affordable housing.

The PUD does not ignore the standards established within the zoning code but uses them as the base line for all development negotiations. The developer must work from what are the allowed standards and then if they need flexibility to improve the project they must provide justification to allow an alteration from the standard. Thus, in review of a PUD plan the city should first consider how the development would work with the district standards and determine if alterations from those standards improve the project and if they provide a public benefit.

The proposed project may require flexibility for the purposes of reducing the right-of-way width of a private street, setbacks from Howard and Boundary and possibly rear yard setbacks plus other site design needs.

## DESIGN GUIDELINES

The project is subject to the requirements of the design guidelines. Like zoning, the design guidelines will be the base line for reviewing the design elements of the project. Although the City may vary from the design guidelines reasons for the non-conformance should be justified. The design guidelines were established to provide uniformity and connectivity throughout development with the use of similar elements (lights and building materials) plus public paths.

## RE-ZONING TO PUD

A component of developing as a PUD is that the City must approve the rezoning of the land from Mixed-use to PUD Mixed Use. This identifies that the site was developed under specific requirements different than the zoning district standards.

## PROCESS

The PUD process is divided into three stages: sketch plan, development plan and final plan. The sketch plan phase is the introduction of the project to the city by the developer. At this time staff had met with the developer and provided direction to the process. However, a formal review of the application has not been conducted by staff or other outside agencies. The sketch plan review is the time for the developer to receive public comments from the Planning Commission and City Council.

The comments received are not binding; they are simply to provide feedback to the developer before they spend money on a formal development application. Once the developer hears the comments from the city they will then need to decide if they wish to pursue the project and make a formal application with a general plan for rezoning and site plan.

The Planning Commission and City Council comments should be based on the projects ability to meet the intent of the PUD by providing the City with the following benefits:

- development that complies with the city's Comprehensive Plan
- allow for the appropriate mixing of land uses that is not currently allowed
- flexibility in zoning standards (setbacks, height, etc.) for improvements of other amenities beyond the requirements of the city codes
- create a more efficient approach to land use
- preserve natural features
- improve the efficiency of public streets and utilities
- establish an appropriate transition to surrounding land uses

## **Recommendation**

1. Provide findings related to the City's Comprehensive Plan for the EDA in support or denial of the sale of City land. The EDA public hearing is June 18.
2. Provide comments to the proposed plan based on the intent of the PUD listed above. The sketch plan comments will go to the City Council on June 24.

Sincerely,  
Tom Goodrum, City Planner (MFRA)

**Its time...**

**... to take the first step.**

**A Proposal to The City of Maple Plain**

Starting in 2006, the City of Maple Plain began evaluations to determine the best plans for community development through the year 2030. Original input was gathered from residents, business owners, community leaders, city officials and firms hired from outside the city. All of this research culminated in The City of Maple Plain 2030 Comprehensive Plan, which spawned The Maple Plain Redevelopment Implementation Plan, Maple Plain Design Guidelines, Community Planning and Development Guidelines and City of Maple Plain Walking and Biking Plan.

The overall vision was for a small town community atmosphere created for Active Living and community gathering. While residents would get what they have longed for, the city would get a boost in economic development including much needed new housing options and local business owners would have increased chances for success.

The goals of the City, as stated in the Comprehensive Plan, include redeveloping town centers, creating community gathering areas, increased walk and bike trails with better connectivity and cost effective increased housing density.

In the last few years, the major changes in Maple Plain can be seen in the new section of Highway 12 and an added transit station. Unfortunately, while the ideas and designs stemming from the plans are much needed and wanted, no redevelopment for housing or retail has taken place.

The Maple Plain Design Guidelines suggest the Gateway area as first priority, with multi-unit housing as the highest need. As the Maxfield study states, "Maple Plain residents seeking move up housing are 'forced' to move to such communities as Rockford, Delano or St. Bonifacious for newer moderately priced housing." Let's give people another option and keep them in Maple Plain. In addition, addressing this need first, the report suggests that any development occurring would serve as a catalyst for future development.

Broadway Group would like to be that catalyst. They have a preliminary plan for developing 1.1 vacant acres on the west side of Howard Ave, south of Main Street into a multi-unit townhouse village. They are currently under contract to purchase a portion of the property and would like to work with the City of Maple Plain to write a mutually acceptable purchase agreement for the city owned lot adjacent to the above.

The Broadway Group's preliminary designs for development include four 3-4 unit attached townhome structures on 1.1 acres.

The units have been designed to feature

- 1308-1850 sq feet of living space
- 2 garage parking spaces
- Covered private front entries
- Deck off back of unit
- 3 bedrooms
- 2 bathrooms
- Open floor plans
- Contemporary high-end finishes
- Custom architectural and interior design

Broadway Group builds quality, affordable homes designed specifically for contemporary family living. Their homes are unique and filled with character combining a mix of traditional and modern designs, a great fit with the desires of the Maple Plain Plans and Guidelines.

In addition, Broadway Group's plan includes installing sidewalks along the east side of the property where the entrance will be located and a bike trail running along the south side of the property. This will enhance movement and accessibility creating a pedestrian friendly atmosphere desired by Maple Plain residents and business owners. The grounds surrounding the buildings will include common gathering areas, a safe bus stop waiting area and landscaping designed to buffer and beautify.

Below are exterior and interior examples of what Broadway Group intends the above described townhomes to resemble:



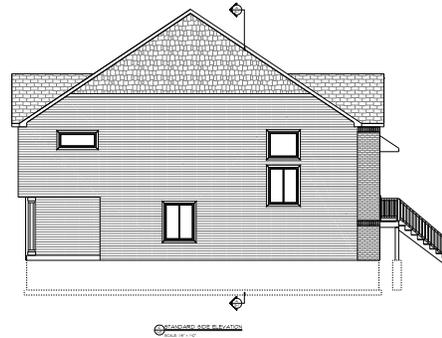
**POSSIBLE  
TOWNHOUSE  
EXTERIORS**



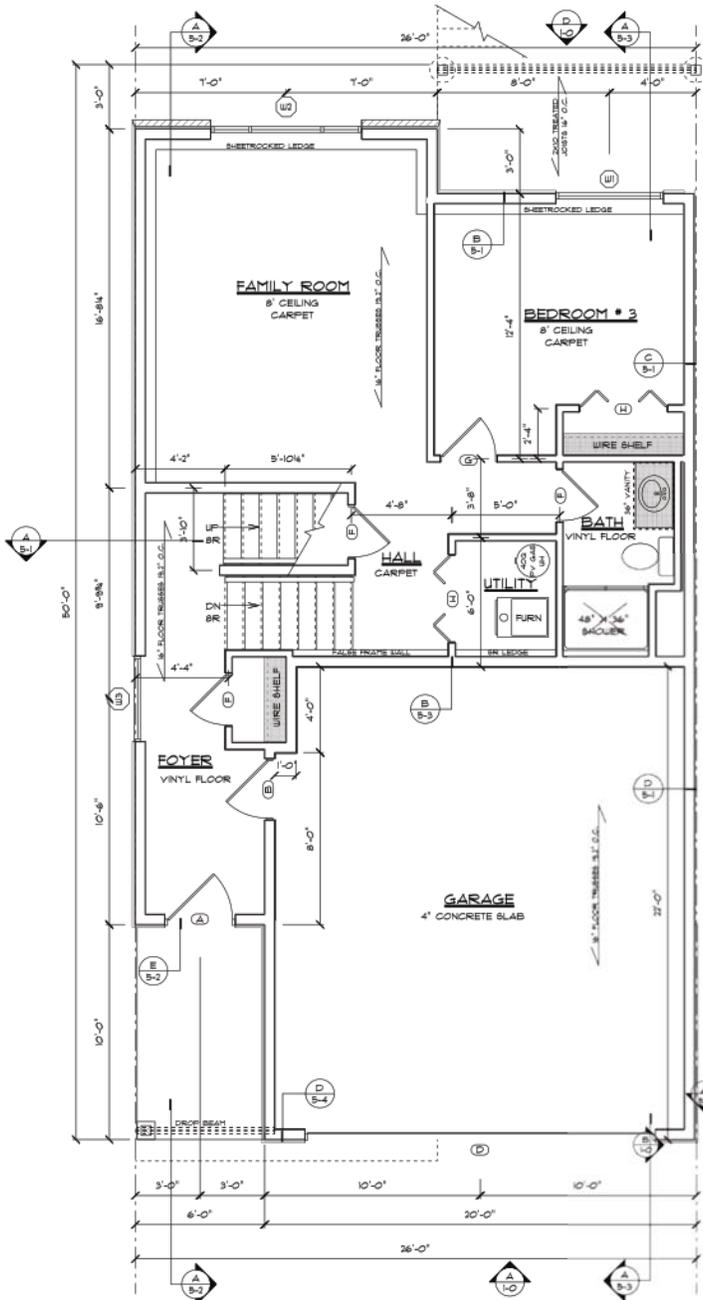
# INTERIOR TOWNHOUSE PHOTOS



## SKETCH OF TOWNHOME EXTERIOR

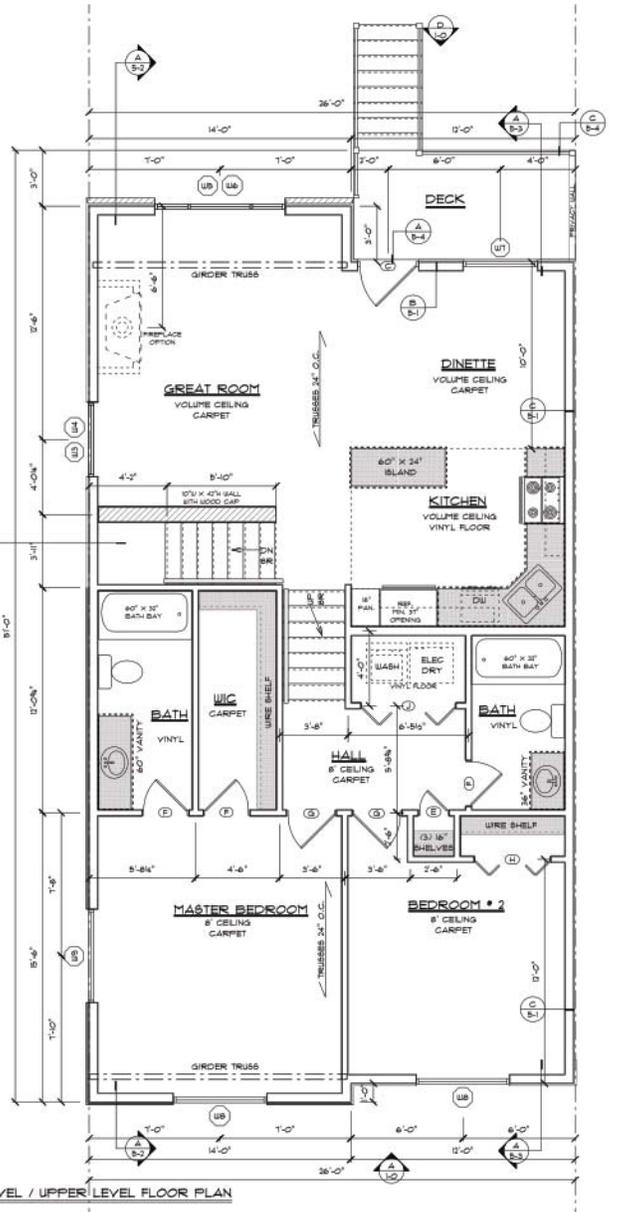


UNIT AREAS	SQUARE FOOTAGE
LOWER LEVEL	542
FOYER LEVEL	108
MAIN LEVEL	521
UPPER LEVEL	679
GARAGE	436
STOOP	60
DECK	12
<b>MINIMUM FINISHED SQUARE FOOTAGE</b>	<b>1308</b>
<b>MAXIMUM FINISHED SQUARE FOOTAGE</b>	<b>1850</b>



END UNIT LOWER LEVEL / FOYER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



END UNIT MAIN LEVEL / UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

Two concerns of the City plans are land acquisition and creating developments that are financially feasible. The Broadway Group development will turn an unused city lot from one of financial burden (recurring maintenance) to one of immediate and recurring income (fees collected during development and annual taxes collected from 12-15 new units- approximate city portion of annual property taxes is estimated at \$10,400.00).

Broadway Group is offering the City upfront dollars, ability for long term ROI, fulfillment of a need for multi-unit housing and a catalyst for future development. Working together and connecting land parcels allows for consistency with build design and cohesiveness of the master design. Being the first to design and implement new development, Broadway Group has the ability to set the precedence for character and atmosphere that the City so desires.

The time to kick start the Gateway Development is now. The first medium density residential project is ready to begin and will be the catalyst for the new Redeveloped Maple Plain.

The City of Maple Plain is in a prime position for moving forward with their plan implementation:

- The “new highway” has been completed, dropping all traffic at the entrance to the city.
- The city is situated in a highly desired, award winning school district.
- A real estate market lacking the ability to meet demands for smaller, contemporary, high quality affordable housing.
- City residents and business owners who are eager to see the visions set forth in the City Plans become reality.
- A “tired” under utilized city, needing revitalization to create a community focused town and an ability to increase city revenue.

Once land acquisition is final, Broadway Group will move forward with a team of professionals to develop, build and fill this village; bringing with it new life, energy and future development to the City of Maple Plain.

Our Team:

Financing and Development	Broadway Group LLC	
Management	Oliver Management Group	Willi Abbott
Planning and Design	lollipop design	Kimberli Abbott
Construction	Brandl Anderson	Chris Brandl
Sales	Coldwell Banker Burnet	Paul Buysse

It's time to put the catalyst in place. Broadway Group is ready to move forward to start the redevelopment of the City of Maple Plain. This development will encourage future development and bring the City closer to fulfilling the dreams of its residents and business owners.

Attached are photos of actual work completed by Broadway Group:

# GRAND AVENUE, LONG LAKE



CLEAN CONSTRUCTION SITE  
RESPECTFUL WORKERS



EXTRA LARGE  
OUTDOOR  
LIVING AREAS



ONE OF A KIND  
KITCHEN



WIDE  
STAIRCASE



VIEW OF  
MASTER  
DECK



CURVED GRANITE ISLAND

# OTHER PROJECTS

SPECIALIZED  
COLOR  
DESIGNS



FINISHED  
MASTER  
CLOSET WITH  
VANITY,  
BUTLERS  
SHELF AND  
OUTLETS



# TWO FAMILY ROOMS



LARGE  
TWO  
LEVEL  
DECK  
WITH  
BUILT-IN  
SEATING



MOSAIC TILE  
BACKSLASH



**GRAND FRONT ENTRIES WITH PILLARS,  
PORCHES AND PATIOS**

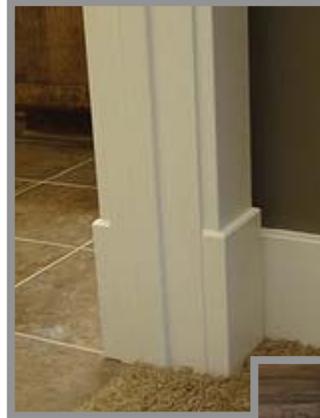


**CARRIAGE STYLE GARAGE  
DOOR**

**OTHER PROJECTS**



**DETAILED  
WOODWORK  
HAND CUT, 5 INCH  
WITH SPRAYED  
ENAMEL**



**SPECIALLY CRAFTED  
HARDWOOD FLOORS**

**VANITIES CUSTOM DESIGNED AND  
HAND BUILT**



**FRAMED MIRRORS, TILE  
FLOORS AND GRANITE  
COUNTERS IN ALL  
BATHROOMS**



**SHOWERS AND TUB  
SURROUNDS TILED  
WITH UNIQUE  
DESIGNS**



# CITY OF MAPLE PLAIN

## NOTICE OF PUBLIC MEETING

Notice is hereby given that the Planning Commission of the City of Maple Plain will conduct a public hearing at 7 p.m. on **Monday, June 17, 2013** at City Hall, 1620 Maple Avenue, to allow interested citizens an opportunity to comment on the proposed sale of the City-owned parcel on Howard Avenue, PID # 25-118-24-11-0029. The Economic Development Authority is considering the sale of the property for a proposed 12 to 15 unit townhome project. Minnesota State Statute 462.356 requires the Planning Commission host a public hearing regarding the sale of public property, and to accept public comment as to the compliance of the proposed project with the City's Comprehensive Plan.

At the conclusion of the public hearing the Planning Commission shall draft findings based on public comment and its review of the proposed project. Those findings shall be delivered to the Economic Development Authority and City Council for review and consideration.

A brief presentation will provide background information on the proposal. Following the presentation, the Planning Commission will accept oral statements from the public. Written comments may also be provided. However, they must be received no later than 4:30 p.m. on Monday, June 17. Written comments may be mailed to: Maple Plain City Hall, 1620 Maple Avenue, P.O. Box 97, Maple Plain, MN 55359; or e-mailed to [jziemer@mapleplain.com](mailto:jziemer@mapleplain.com).

Information about the project, including a sketch plan, a brief project narrative and the developer's agreement, is available for public viewing at Maple Plain City Hall, 1620 Maple Avenue.

Jason Ziemer  
City Administrator



**Interactive  
Maps**

# Property Map



<p><b>Parcel ID:</b> 25-118-24-11-0029</p>	<p><b>A-T-B:</b> Abstract</p>	<p>Map Scale: 1" ≈ 100 ft. Print Date: 4/5/2013</p>	
<p><b>Owner Name:</b> City Of Maple Plain</p>	<p><b>Market Total:</b> \$0</p>	<p>This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.</p>	
<p><b>Parcel Address:</b> 77 Address Unassigned Maple Plain, MN 00000</p>	<p><b>Tax Total:</b> \$0.00 (Payable: 2013)</p>		
<p><b>Property Type:</b> Land Commercial-Preferred</p>	<p><b>Sale Price:</b></p>	<p>COPYRIGHT © HENNEPIN COUNTY 2013</p>	
<p><b>Homestead:</b> Non-Homestead</p>	<p><b>Sale Date:</b></p>		
<p><b>Parcel Area:</b> 0.55 acres 23,792 sq ft</p>	<p><b>Sale Code:</b></p>	<p> Think Green!</p>	



Agenda Information Memorandum  
June 17, 2013 Maple Plain Planning Commission

**V. NEW BUSINESS**  
**A. GATEWAY TOWNHOME DEVELOPMENT**  
**PUD SKETCH PLAN REVIEW**

**ACTION TO BE CONSIDERED**

To review the sketch plan for the proposed townhome development project in the Gateway District.

**FACTS**

- Willi Abbott, developer, is proposing a 33- to 35-unit townhome development in the Gateway District on land between Howard and Boundary Avenue. The project would likely be constructed in two phases.
- Mr. Abbott is seeking to apply for a rezoning to Planned Unit Development (PUD).
- Any applicant seeking a PUD for a project must complete an initial sketch plan review by the Planning Commission and City Council. Commission findings will go to the City Council on June 24.
- The PUD sketch plan is not the formal land use application. It enables the applicant to seek non-binding feedback from the Commission and Council about the project.
- PUD's enable the developer to seek flexibility to City zoning standards while ensuring efficient use of the land. The project must still comply with the City's Comprehensive Plan and other development policies.
- The developer intends to submit the full PUD application in July for an August Planning Commission public hearing.

**ATTACHMENTS**

Attached on page(s) \_\_\_\_ through \_\_\_\_ is a memo from City Planner Tom Goodrum, project proposal and sketch plan of the site from the developer, and aerial image of the subject property.

Attached on page(s) \_\_\_\_ through \_\_\_\_ is a memo regarding the City's PUD ordinance and processes.

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## MEMORANDUM

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**TO:** Michele Bliss and Planning Commission  
**FROM:** Tom Goodrum, Planner Consultant  
**DATE OF REPORT:** June 4, 2013  
**DATE OF MEETING:** June 17, 2013  
**RE:** PUD Ordinance Summary

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Chair Bliss and Commissioners.

With the potential development of a townhouse project being proposed as a Planned Unit Development (PUD) staff is providing a brief summary of the PUD process. This form of review has not been used in recent years and may be new to some Commissioners and Council members.

In general, the purpose of a PUD is to provide flexibility from the standards zoning requirements for a development that would meet the intent of the city's vision plus provide public benefits that could not be obtained under the standard review process.

Simply, it is a win-win for the developer and the city. For example, the PUD could allow the developer to have the townhomes closer to a road than what code would allow if they provided added landscape and/or fencing to minimize the visual difference.

The intent of the PUD is to provide the City with the following benefits:

- Development that complies with the city's Comprehensive Plan
- Allow for the appropriate mixing of land uses that is not currently allowed
- Flexibility in zoning standards (setbacks, height etc.) for improvements of other amenities beyond the requirements of the city codes
- Create a more efficient approach to land use
- Preserve natural features
- Improve the efficiency of public streets and utilities
- Establish an appropriate transition to surrounding land uses

In Maple Plain the PUD process consist of three stages

Sketch Plan:

- Submittal to staff a rendering of the project with other information that shows how the project meets the intent of the PUD
- City staff reviews the plan to ensure information is adequate to meet the PUD
- Planning Commission reviews the plan and provides comments
- City Council considers the plan and provides comments

- All comments and discussion during the Sketch Plan review **is non-binding**, it is solely for the applicant's benefit to receive comment from the city before moving forward with detailed plans

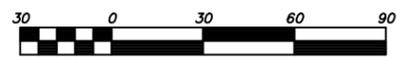
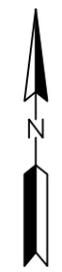
#### General Plan:

- Prepare a more detailed plan based on the comments heard from the Planning Commission and City Council
- Pre-application meeting with City staff to determine submittal requirements
- Formal application submitted by the applicant with the following applications:
  - Rezoning to PUD
  - Site Plan Review
  - Preliminary Plat
  - Others as determined by the application
- Staff analysis of the formal application to determine if it is complete
- Review by outside agencies for their consideration and comments
- Planning Commission review accompanied by a staff report noting the staff and outside agencies comments and recommendation
- City Council consideration
- Upon review the Council may approve, deny or request additional information.

#### Final Plan:

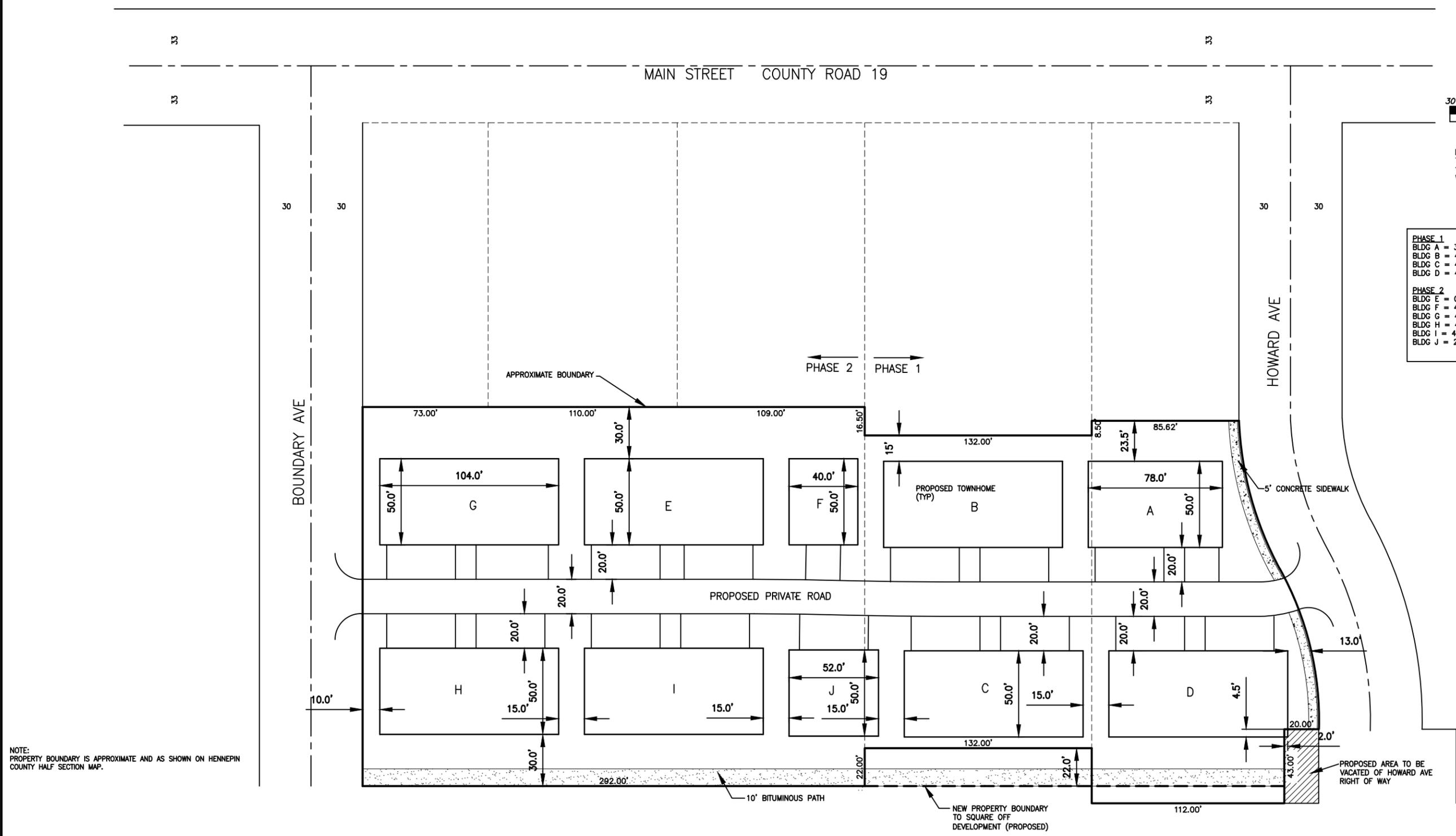
- Within 1 year of approval of the General Plan the applicant shall submit a Final Plan with any other associated applications
- Pre-application meeting with staff to review the approved conditions and required documents needed for approval of the Final Plan
- Formal application submittal by the applicant
- Staff analysis of the application and associated legal documents
- Review by outside agencies
- City Council reviews and consideration. Decision to approve or deny
- Financial guarantee from applicant for project improvements

The PUD process is generally the same as other city development review process, such as the park and ride and ACE hardware, where they needed a site plan review and then a second approval for the final plat and legal documents. However, due to the negotiated aspect of a PUD, the added sketch plan process allows the applicant and city council to express their ideas on the potential benefit of the project prior significant expenses.



DEVELOPER:  
THE BROADWAY GROUP  
1000 SO BROWN ROAD  
WAYZATA, MN 55391

- |                |                         |
|----------------|-------------------------|
| <b>PHASE 1</b> |                         |
| BLDG A         | = 3 UNITS               |
| BLDG B         | = 4 UNITS               |
| BLDG C         | = 4 UNITS               |
| BLDG D         | = 4 UNITS               |
| <b>PHASE 2</b> |                         |
| BLDG E         | = CLUB HOUSE OR 2 UNITS |
| BLDG F         | = 4 UNITS               |
| BLDG G         | = 4 UNITS               |
| BLDG H         | = 4 UNITS               |
| BLDG I         | = 4 UNITS               |
| BLDG J         | = 2 UNITS               |



NOTE:  
PROPERTY BOUNDARY IS APPROXIMATE AND AS SHOWN ON HENNEPIN COUNTY HALF SECTION MAP.

NO.	DATE	DESCRIPTION

**CAMPION ENGINEERING SERVICES, INC.**  
 1800 Pioneer Creek Center,  
 P.O. Box 249  
 Maple Plain, MN 55359  
 Phone: 763-479-5172  
 Fax: 763-479-4242  
 E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.  
 Martin P. Campion -Lic. # 19901 Date:

**GATEWAY TOWNHOMES**  
 THE BROADWAY GROUP  
 MAPLE PLAIN, MN

<b>CONCEPT SKETCH PLAN</b>		PROJECT NO: 13-028
SHEET NO. 1 OF 1 SHEETS		DATE: 06/10/2013