



PLANNING COMMISSION
DATE: 3/24/14
AGENDA ITEM: 4A – PUBLIC HEARING
CASE # 2014-13

ITEM: Family Means Conditional Use Permit Amendment

SUBMITTED BY: Nick Johnson, City Planner

REVIEWED BY: Kyle Klatt, Community Development Director
Jack Griffin, City Engineer
Rick Chase, Building Official
Greg Malmquist, Fire Chief

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to hold a Public Hearing to review an amendment to the Conditional Use Permit for the Cimarron Manufactured Home Park. The proposed amendment to the CUP is to allow for the construction of a 4,000 square-foot youth center to serve as an accessory use to the existing manufactured home park. The youth center will be run by the Family Means organization to accommodate after-school and summer programming for young residents of Cimarron between the ages of 6-18. Staff is recommending that the Planning Commission recommend approval of the CUP amendment request.

GENERAL INFORMATION

Applicant: Family Means (Arba-Della Beck); 1875 Northwestern Avenue, Stillwater, MN 55082

Property Owners: Equity Lifestyle Properties, Inc. (Kate Yunke); 901 Lake Elmo Avenue North, Lake Elmo, MN 55042

Location: Part of Sections 36, Township 29 North, Range 21 West in Lake Elmo, immediately east of Lake Elmo Avenue (CR-17) and immediately south of 10th Street (CSAH 10). PID Number: 36.029.21.21.0001.

Request: Conditional Use Permit (CUP) Amendment

Existing Land Use: Manufactured Home Park w/various accessory uses

Existing Zoning: MDR – Urban Medium Density Residential

Surrounding Land Use: North – gasoline station and neighborhood convenience store, and Tartan Meadows rural single family neighborhood; west – Midland Meadows rural single family neighborhood; south – vacant land guided for Urban Medium Density Residential (MDR) and Business Park (BP); east – Oakland Jr. High School and vacant/agricultural land guided for Urban High Density Residential (HDR).

Surrounding Zoning: RS – Rural Single Family (west and north); CC – Convenience Commercial (north); RT – Rural Development Transitional District (south and east)

Comprehensive Plan: Urban Medium Density Residential

History: Property was given approval through a Special Use Permit to operate a manufactured home park in 1967. As part of the approval for the manufactured home park, various accessory uses were also permitted, including a golf course, utility buildings, and a community center. As the park proceeded with the construction of the various accessory uses, such as the golf course in 1988, the City processed that additional uses via a Conditional Use Permit. Therefore, the proposed community center related to the Family Means youth programs is being processed as an amendment to Cimarron Park’s existing Conditional Use Permit. It should be noted Special Use Permits have been replaced by Conditional Use Permits in current land use law or best practice.

Deadline for Action: May 1, 2014 (60 day time deadline per State Statute)

Applicable Regulations: §154.106 Conditional Use Permits

REQUEST DETAILS

The City of Lake Elmo is in receipt of a proposed amendment to the Conditional Use Permit (CUP) for the Cimarron Manufactured Home Park. The CUP amendment has been submitted by Family Means, a non-profit organization that runs after-school and summer programming for youth in the Cimarron Manufactured Home Park. Family Means currently runs similar programming inside the existing clubhouse and office of Cimarron Park. However, due to a lack of space (900 square feet) within the existing facilities, the applicants have noted that they are unable to expand programming in Cimarron Park to provide a greater variety of programs and services. Due to this limitation, Family Means is proposing to construct a 4,000 square-foot youth center in the southeast corner of the existing parking lot that serves the clubhouse and office. As guided by the established procedure of adding other accessory uses to the manufactured home park in the past, the proposed use requires an amendment to Cimarron’s existing CUP.

BACKGROUND

The building proposed by Family Means is intended to increase capacity for after-school and summer programming for youth within the Cimarron manufactured home park. Family Means is currently providing some programming within a 900 square-foot space in the basement of the existing clubhouse/office of Cimarron Park. However, as stated in the provided narrative, they would like to expand their capacity and programming to serve greater numbers of youth with expanded activities. The proposed youth center would allow them to accomplish these goals. The applicants first met with staff in 2012 to discuss this proposal. At the meeting, staff instructed the applicants that the review of the youth center would be processed as an amendment to their existing CUP (formerly Special Use Permit). As instructed by staff, the applicants are now moving forward with their proposal by submitting an application for an amendment to the existing CUP.

The applicant’s submission to the City includes the following components:

- *Narrative.* The attached narrative includes a general overview of the project with additional background information regarding the organization and the intended use of the structure. The structure will have a teen area and a children's area, as well as additional space for quiet study, computer stations and a commercial grade kitchen. The applicants have noted that there is adequate parking for the facility with 108 total parking spots at the end of construction. In addition, the narrative provides important details about how the structure will be served by the domestic sanitary sewer and water systems within Cimarron Park. Finally, it is noted that the project will result in an overall reduction in the amount of impervious surface.
- *Lease Agreement.* Family Means have entered into a 30-year lease agreement with Equity Lifestyle Properties, Inc., the owners of Cimarron Park, to lease the area needed for the construction of the new youth center. In addition, the lease also provides access to common areas surrounding the building, including the dedicated parking spots for the facility.
- *Plan Sets*
 - *Lease Description Sketch.* The sketch includes a description of the area to be leased for the youth center, as well as information relating to existing conditions and topography.
 - *Grading, Drainage, Erosion Control and Utility Plan w/Details.* The grading and utility plan shows the proposed grading as well as the proposed utility connections. The sanitary sewer service for the building will connect to the existing 6" service line for the clubhouse and office. The proposed water service will be connected via a 6" service line on the northern side of the structure. The plan also shows a proposed rain garden on the east side of the site to address updated conditions related to drainage and storm water runoff. It is the City's understanding that the applicant has prepared the submitted plan in coordination with the Valley Branch Watershed District. Finally, the plan includes measures to address erosion and sediment control.
 - *Landscape Plan.* The Landscape Plan includes the species and location of a variety of plantings proposed for the site. The plan includes 6 trees and multiple varieties of shrubs and perennials. Upon review of the City's landscape ordinance, Staff found the proposed landscape plan to be consistent with the City's requirements.
 - *Building Plans and Elevations.* The applicants have provided elevations from the south and west sides of the proposed youth center, as well as the out or storage building. Building plans are also provided, showing how the interior space will be utilized in the youth center.
 - *Site Plan Sketch.* The Site Plan Sketch shows consistent information that supports the other documents in the plan sets. The sketch also demonstrates how the resulting parking lot will be striped in order to accommodate adequate parking facilities. The sketch and narrative note that 108 parking stalls will result from the redesign. However, when counting the stalls on the sketch, staff counted 95 parking stalls. Staff would request that the applicant verify the final number of parking stalls in advance of the building permit being approved.

In reviewing the submitted materials, staff has determined that the applicants have provided a complete and thorough application to review the proposed amendment to Cimarron's CUP. In order to further review the proposed use, staff reviewed the application in accordance with the City's

ordinance pertaining to conditional use permits. In addition, staff did review the history of the site to better understand how to process the request.

STAFF REVIEW COMMENTS:

In terms of the history of the manufactured home park, Cimarron Park was granted a Special Use Permit by the Town of East Oakdale in 1967 (Attachment #4). As part of this approval, various accessory uses were identified that could be constructed accessory to the manufactured home park at a later date. These accessory uses included a nine-hole golf course and a community center/office. In reviewing this application, staff has determined that the proposed youth center is an accessory use that is consistent with the original approval of the park. It should be noted that cities no longer issue special use permits, as these types of approvals have been replaced by conditional use permits (CUPs).

In reviewing the proposed amendment to the CUP, staff reviewed the request according to the required finding of the City's CUP Ordinance. The required findings include 12 findings that relate to minimizing potential impacts or nuisances associated with the proposed use. For the convenience of the Planning Commission, staff has provided the 12 required findings in Attachment #5. In reviewing the 12 required findings for granting a conditional use permit, or an amendment to that permit in this case, staff has found that the proposed use meets all of the required findings. In the judgment of staff, the proposed use is an expansion of a use that is currently occurring within the Cimarron clubhouse/office that will positively impact the community. In addition, there are no nearby land uses in close proximity that would be negatively impacted by the construction of the youth center in this location. After reviewing the required findings, staff finds that the proposed use would not conflict with the City's requirements for granting an amendment to the existing Conditional Use Permit. For these reasons, staff is recommending that the Planning Commission recommend approval of the proposed amendment to the CUP. To facilitate the review by the Planning Commission, staff can address any questions related to specific findings if needed.

The Fire Chief also reviewed the proposed youth center. The site will contain a fire hydrant in close proximity, and the structure will be sprinkled. The Fire Chief also wanted to know whether or not the facility could serve a dual purpose as an additional storm shelter in cases of extreme weather. Staff will follow up with the applicants and representatives of the manufactured home park to discuss any possibilities.

RECCOMENDATION:

Staff is recommending that the Planning Commission recommend approval of the proposed amendment to the Conditional Use Permit for the Cimarron Manufactured Home Park to allow the construction of a 4,000 square-foot youth center through the following motion:

“Move to recommend approval of the Conditional Use Permit Amendment submitted by Family Means to allow for the construction of a 4,000 square-foot youth center at the Cimarron Manufactured Home Park”

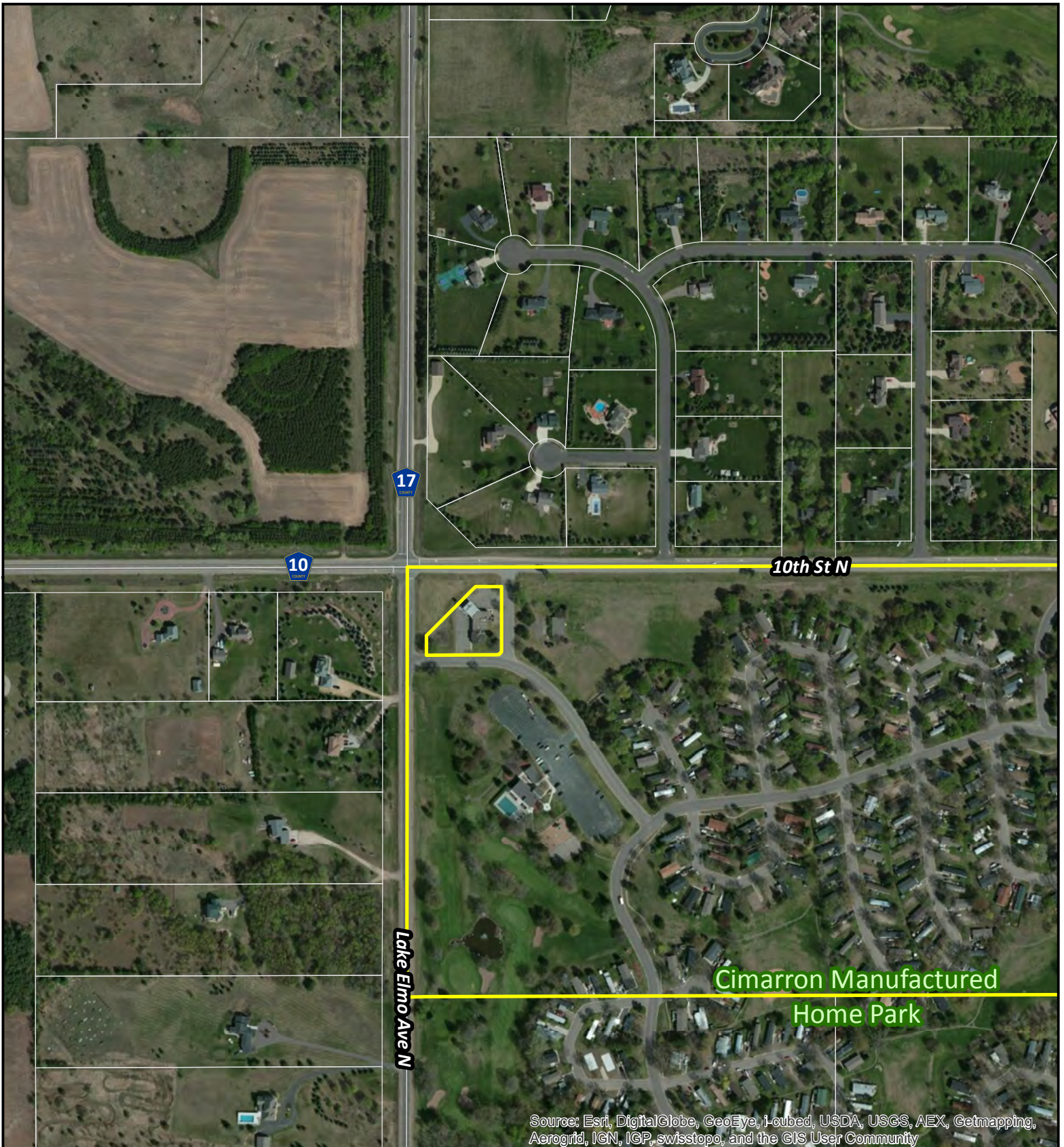
ATTACHMENTS:

1. Location Map

2. Application Form & Narrative
3. Youth Center Plan Sets
4. Cimarron Park's Approved Special Use Permit
5. CUP Required Findings (§154.106.A)

ORDER OF BUSINESS:


- IntroductionPlanning Staff
- Report by StaffPlanning Staff
- Questions from the Commission Chair & Commission Members
- Open the Public HearingChair
- Close the Public Hearing.....Chair
- Discussion by the Commission Chair & Commission Members
- Action by the Commission Chair & Commission Members

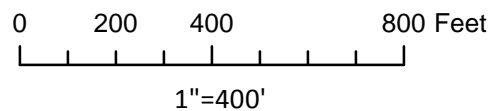


Location Map: Family Means CUP Amendment



Data Source: Washington County, MN
3-19-2014

 Project Location
901 Lake Elmo Ave N



Date Received: _____
Received By: _____
Permit #: _____



651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

LAND USE APPLICATION

Comprehensive Plan Zoning District Amend Zoning Text Amend Variance*(see below) Zoning Appeal

Conditional Use Permit (C.U.P.) Flood Plain C.U.P. Interim Use Permit (I.U.P.) Excavating/Grading
AMENDMENT

Lot Line Adjustment Minor Subdivision

Applicant: Family Means, Arba-Della Beck, President / Brian Larson, AIA, architect

Address: 1815 Northwestern Avenue, Stillwater MN 55092

Phone # owner: 651-439-4840 architect: 651-430-0056

Email Address: owner : abeck@familymeans.org
architect : brian@larsonarchitectsllc.com

Fee Owner: Equity Life Style Properties Inc. / Cimarron Park Manager, Kate Junke

Address: 901 Lake Elmo Ave. N. 55042

Phone # 651-436-8180

Email Address: cimarron park - mgr @ equitylifestyle.com

Property Location (Address and Complete (long) Legal Description): SEE ATTACHED DRAWING/SURVEY. LEASE
901 Lake Elmo Ave. N., Lake Elmo 55042 DESCRIPTION SKETCH

Detailed Reason for Request: SEE ATTACHED LETTER: Conditional Use Permit
Amendment to add a Community Building in an existing parking
lot to accomodate after-school and summer programs for
Cimarron children ages 6-18.

*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

REPRESENTING FAMILY MEANS - BRIAN LARSON, AIA
Signature of applicant: [Signature] Date: MARCH 3 2014

City Use Only

Planning: Zoning District: _____ Date: _____

Reviewed by: _____ Date: _____

Subject to the following conditions: _____

Engineering: Reviewed by: _____ Date: _____

Subject to the following conditions: _____

City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN MN 55042
03/03/2014
REVISED -03/18/14

Application for Conditional Use Amendment:

Cimarron Community Building 901 Lake Elmo Avenue North, Lake Elmo, MN 55042

Cimarron Park

Equity LifeStyle Properties, Inc.
Kate Yunke, Property Manager
901 Lake Elmo Avenue North, Lake Elmo, MN 55042
651-436-6188

Owners/Lessees:

Arba-Della Beck, President
FamilyMeans
1875 Northwestern Avenue
Stillwater, MN 55082
651-439-4840

Architect:

Brian Larson, AIA
Larson Architects, LLC
807 N. 4th Street
Stillwater MN 55082
651-430-0056

Project Background

FamilyMeans is a private nonprofit social services agency founded in 1963 by Stillwater area community leaders. Their Youth Development Initiative provides on-site after-school and summer enrichment programs for Cimarron children and teens. FamilyMeans has 20 years of experience providing high quality youth programs. Local law enforcement and Equity LifeStyle Properties (ELS) management have publically credited their Cimarron program as instrumental in reducing juvenile crime within the community.

The Cimarron youth programs have outgrown their existing space, located in the basement of the Cimarron golf clubhouse and business office. This 900 square-foot space limits the number of youth who can participate, as well as the variety of programming that can be offered.

FamilyMeans and ELS have entered a 30-year lease agreement, allowing FamilyMeans to construct a new 4,000 sf one-story building and 500 sf outbuilding at the south end of the Cimarron clubhouse parking lot. The larger building will support and allow for the growth of Cimarron's youth programming. Youth currently have the opportunity to explore art, science, music, sports, cooking and computer skill-building in an open free-choice environment. Expanded summer programming offers a soccer club, bike program and entrepreneurial garden project. Activities also include field trips and community service efforts. Help with school work is available daily, and teens explore post-secondary education options.

Project Narrative

As noted above, the proposed Cimarron Community Center building is located near the community entrance and existing offices and golf clubhouse. The new building and its yard occupy one end of an existing parking lot adjacent to existing playground and court areas, and are a short distance from the offices and the community pool. With its rear yard greenspace, the project reduces the overall impervious area of the site, and its location allows shared use of the existing parking lot. When striped as indicated, the remaining parking lot could provide 108 parking spaces (including the 15 spaces needed for this new facility) . The plans have been developed in consultation and with support from the ELS/Cimarron local staff, who have concluded that this number of spaces will be more than adequate for all parking needs.

The main building is a gable-roofed, slab-on-grade wood-framed structure with porches on both sides. Adjacent to the main building is an outbuilding with a seasonal bike shop and storage areas for outdoor recreation. The two buildings form edges to an outdoor play area bounded on the remaining sides by a earth berm and the playground areas.

The main building's plan is symmetrical, with a teen area and a children's area on each side separated by a movable wall partition . Each side has its separate entrance from the parking lot/drop-off area to the north, as well as direct access to the outdoor play area to the south. In the center of the building are large activity multi-use spaces , with high (12'-0") ceilings. The center movable wall partition can be folded into a pocket, allowing the entire center area to be opened for special events. There are also quiet rooms to the south, facing the play yard, for study, art or small group activities. A central commercial-grade kitchen will be used for preparing food and for teaching purposes. On both the north and south sides of the building there are outdoor porches protecting entrances and providing space for small gatherings out of the elements.

The site development of the building and yard will result in removal of some existing parking , and a net gain in pervious green space. As part of the reconfiguration of parking lot stormwater systems, a raingarden/bioswale is proposed that can help infiltrate and treat stormwater runoff from site and building. Smaller nearby raised bed gardens may be constructed to support the program's gardening and produce initiative.

A new 6" PVC line sanitary sewer service for the new building will be connected to the existing 6" sanitary sewer line running from the existing clubhouse/office building to the sanitary main in the street. Most of the usage from toilets, sinks, kitchen and other wastewater will be simply transferred from the program's current use in the existing building to the new building. Any increase in usage from the new facility should easily be accommodated: according to the Chris Chvala, Cimarron Utility Director, the Cimarron wastewater treatment facility has an average flow of 72,000gal. with a capacity of 120,000 gal. The water service to the new building will via a new 4" line connected to the existing water service near an adjacent fire hydrant. Chris Chvala indicated that water pressure in this area is good, with few other sites using the existing 6" main in the street. Once a sprinkler contractor is engaged, water flow rates at the site will be verified.

Summary

The primary use of the proposed new Community Building for after-school and summer programs (currently housed by the existing clubhouse) appears to conform and be compatible with uses in the immediate area. Its scale, appearance and character differentiates enough to provide its own identity, but is also compatible with the existing office/clubhouse and the surrounding residential neighborhood. No additional parking will need to be created, with the existing parking lot providing all of the spaces needed. The overall net impervious surface area will decrease as a result of this project, with the addition of green space in the rear yard.



Equity LifeStyle Properties, Inc.
Two North Riverside Plaza, Suite 800
Chicago, Illinois 60606
(312) 279-1400
(312) 279-1715 Fax

Direct Dial: (312) 279-1674
Direct Fax: (312) 279-1675
E-mail: walter_jaccard@equitylifestyle.com

July 25, 2013

By Federal Express

Arba-Della Beck
FamilyMeans
1875 Northwestern Ave. S.
Stillwater, MN 55082
651 789 4001

Dear Arba-Della:

Enclosed is a fully signed original of the Ground Lease for Family Means' new facility at the Cimarron Village Manufactured Home Community.

Sincerely,

Walter B. Jaccard
Vice President – Legal

Enclosure

GROUND LEASE

THIS GROUND LEASE made and entered into as of the 1st day of July, 2013, by and between MHC Cimarron, L.L.C., a Delaware limited liability company (the "Lessor"), and FamilyMeans, a Minnesota nonprofit corporation (the "Lessee").

Lessor and Lessee, for and in consideration of the keeping by the parties of their respective obligations hereinafter contained agree as follows:

ARTICLE I Leased Premises

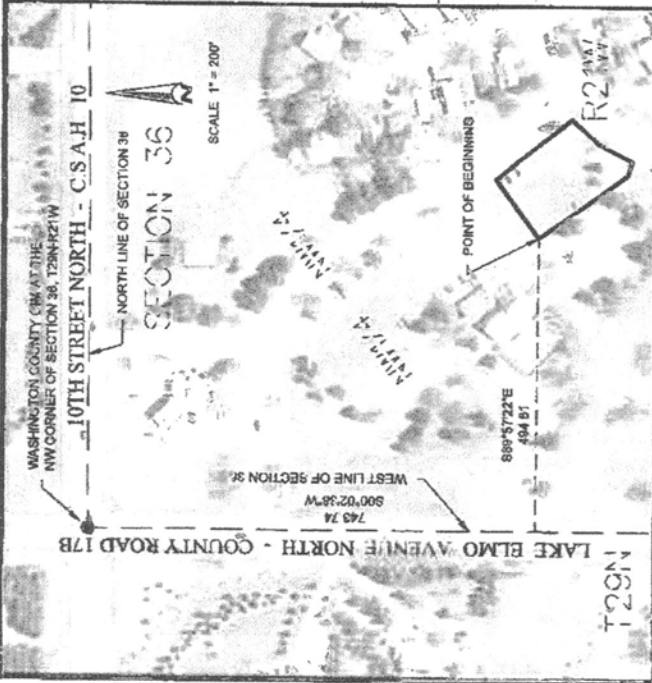
Upon the terms and conditions hereinafter set forth, and in consideration of the payment of the rents and the performance by Lessee of the covenants and agreements, to be kept and performed by Lessee, Lessor does hereby lease, let, and demise to Lessee and Lessee hereby leases from Lessor, the premises, situate, lying, and being in Washington County, State of Minnesota, together with certain easements for the benefit of the premises, all as described on **Exhibit "A"** attached hereto, and all other rights, privileges, easements and appurtenances belonging to or in any way pertaining to said premises including, but not limited to, the right to use in common with others the "Common Area", as defined and described on **Exhibit "B"** attached hereto (all of the foregoing being hereinafter collectively referred to as the "Leased Premises").

LESSEE HEREBY ACCEPTS THE LEASED PREMISES IN ITS "AS IS" CONDITION, SUBJECT TO THE EXISTING STATE OF TITLE (WITHOUT EXPRESS OR IMPLIED WARRANTY OF LESSOR WITH RESPECT TO THE CONDITION, QUALITY, REPAIR OR FITNESS OF THE PREMISES FOR A PARTICULAR USE OR TITLE THERETO, ALL SUCH WARRANTIES BEING HEREBY DISCLAIMED BY LESSOR AND WAIVED AND RENOUNCED BY LESSEE).

EXHIBIT "A"

Leased Premises/Permitted Exceptions

Legal Description and Graphic Depiction of Leased Premises



PROPOSED LEASE PARCEL DESCRIPTION

That part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 29 North, Range 21 West, Washington County, Minnesota described as follows:

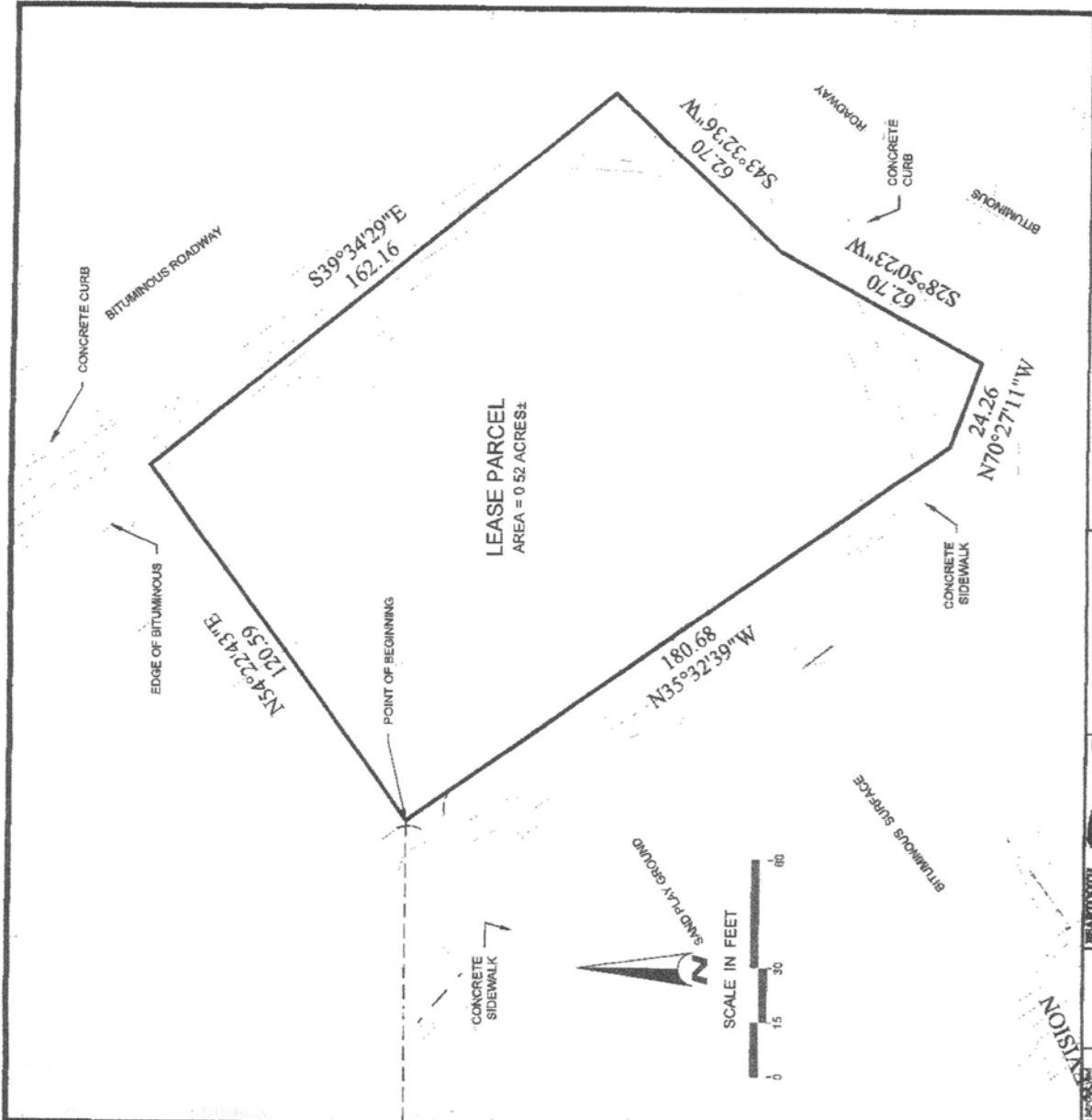
Commencing at the northwest corner of said Section 36; thence South 00 degrees 02 minutes 38 seconds West, bearing oriented to the Washington County Coordinate System, NAD83, 1986 adjustment, along the west line of said Section 36 a distance of 743.74 feet; thence South 89 degrees 57 minutes 22 seconds East 494.61 feet to the point of beginning; thence North 54 degrees 22 minutes 43 seconds East 120.59 feet; thence South 39 degrees 34 minutes 29 seconds East 162.16 feet; thence South 43 degrees 32 minutes 36 seconds West 62.70 feet; thence South 28 degrees 50 minutes 23 seconds West 62.70 feet; thence North 70 degrees 27 minutes 11 seconds West 24.26 feet; thence North 35 degrees 32 minutes 39 seconds West 180.68 feet to the point of beginning, containing 0.52 acres, more or less.

TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD SURVEY PERFORMED IN JUNE OF 2011 BY BEARTOOTH DESIGN, INC.

ORIENTATION OF THIS BEARING SYSTEM IS THE WASHINGTON COUNTY COORDINATE SYSTEM, NAD83, 1986 ADJUSTMENT.

AERIAL PHOTOGRAPHY IS FROM A FLIGHT BY THE NATIONAL GEODETIC ASSOCIATION AND OBTAINED FROM THE MINNESOTA NORTH STAR MAPPING WEB SITE.

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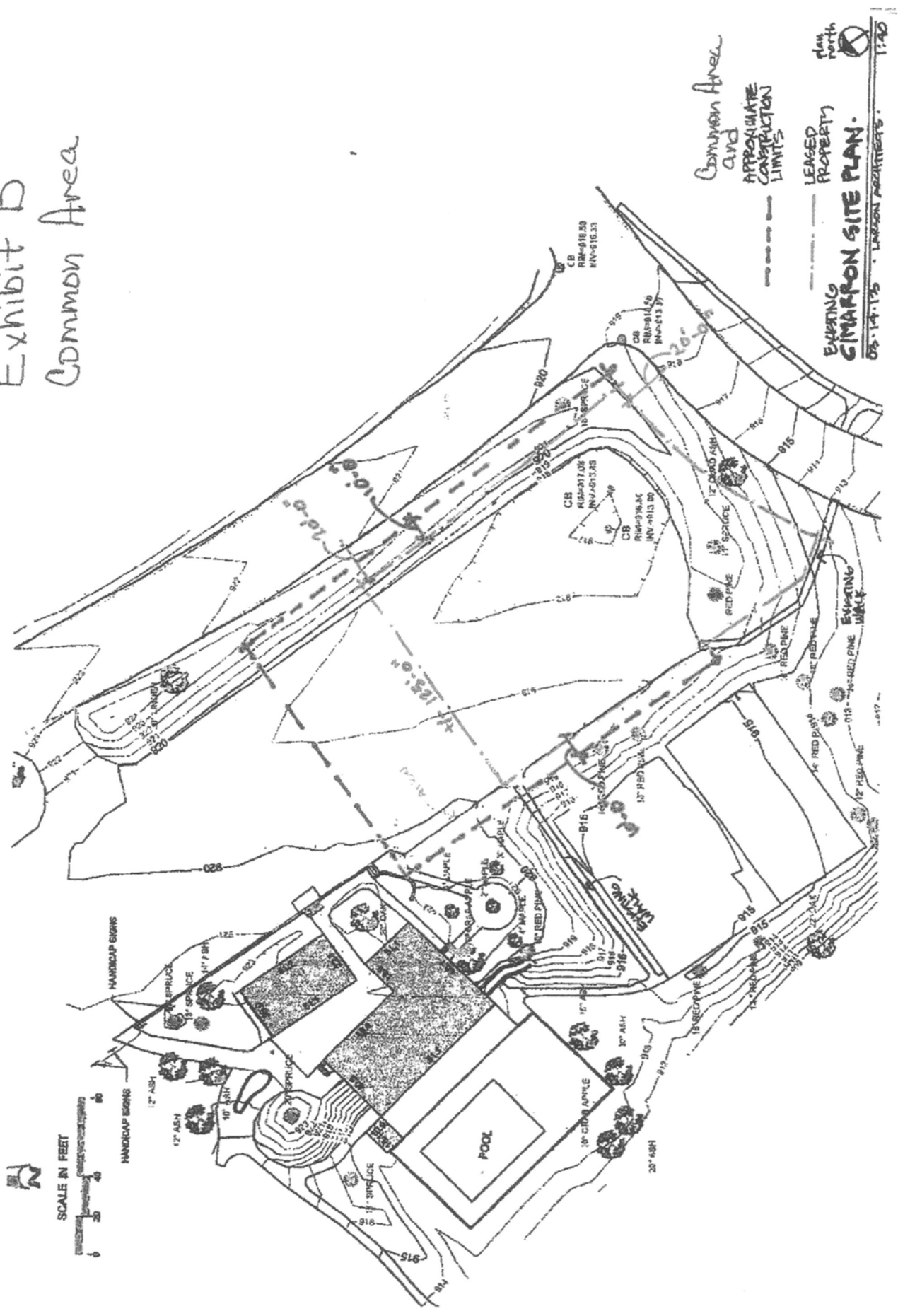
REAL TOOTH DESIGN, INC. 311 TOWNSHIP 29 NORTH STILLWATER, MN 55042 612.312.2222 www.beartoothdesign.com	BEARTOOTH DESIGN, INC. PROJECT NO. 11-001 SHEET 01 OF 01 SHEETS
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LEASE DESCRIPTION SKETCH	CIMARRON SITE LAKE ELMO, MN 55042	FAMILY MEANS 1875 NORTHWESTERN AVENUE STILLWATER, MN 55042
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EXHIBIT "B"

Common Area

Exhibit B Common Area



Common Area
and
APPROXIMATE
CONSTRUCTION
LIMITS

LEASED
PROPERTY

EXISTING
CIMARRON SITE PLAN.
08-14-13 • LANSON ARCHITECTS.



SCALE IN FEET



HANDICAP SIGNS

HANDICAP SIGNS

POOL

EXISTING WALK

EXISTING WALK

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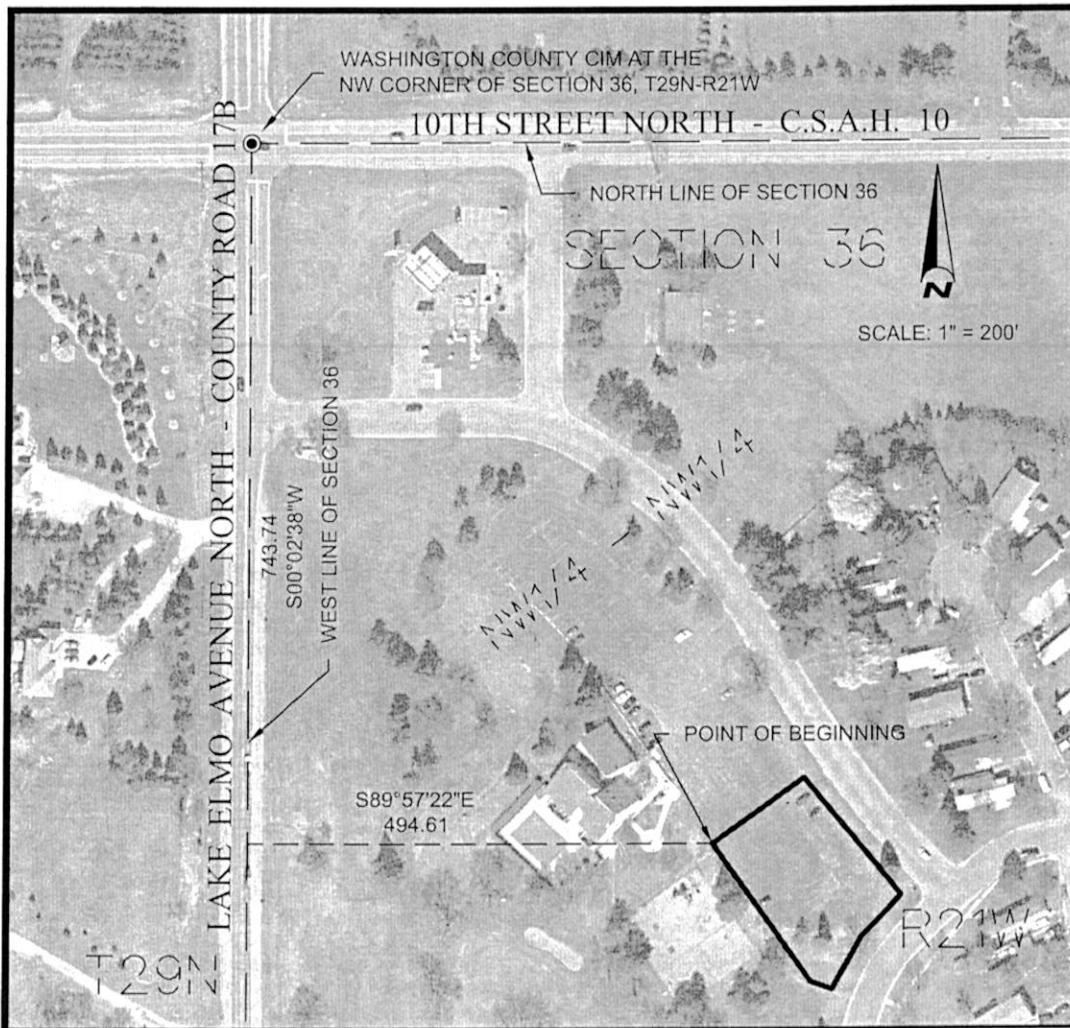
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PROPOSED LEASE PARCEL DESCRIPTION

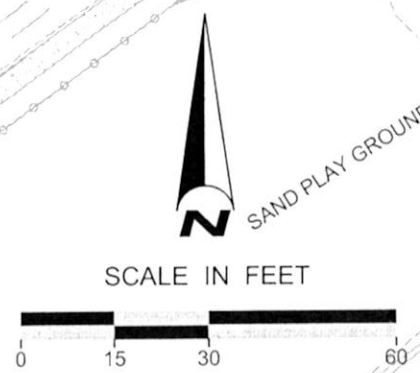
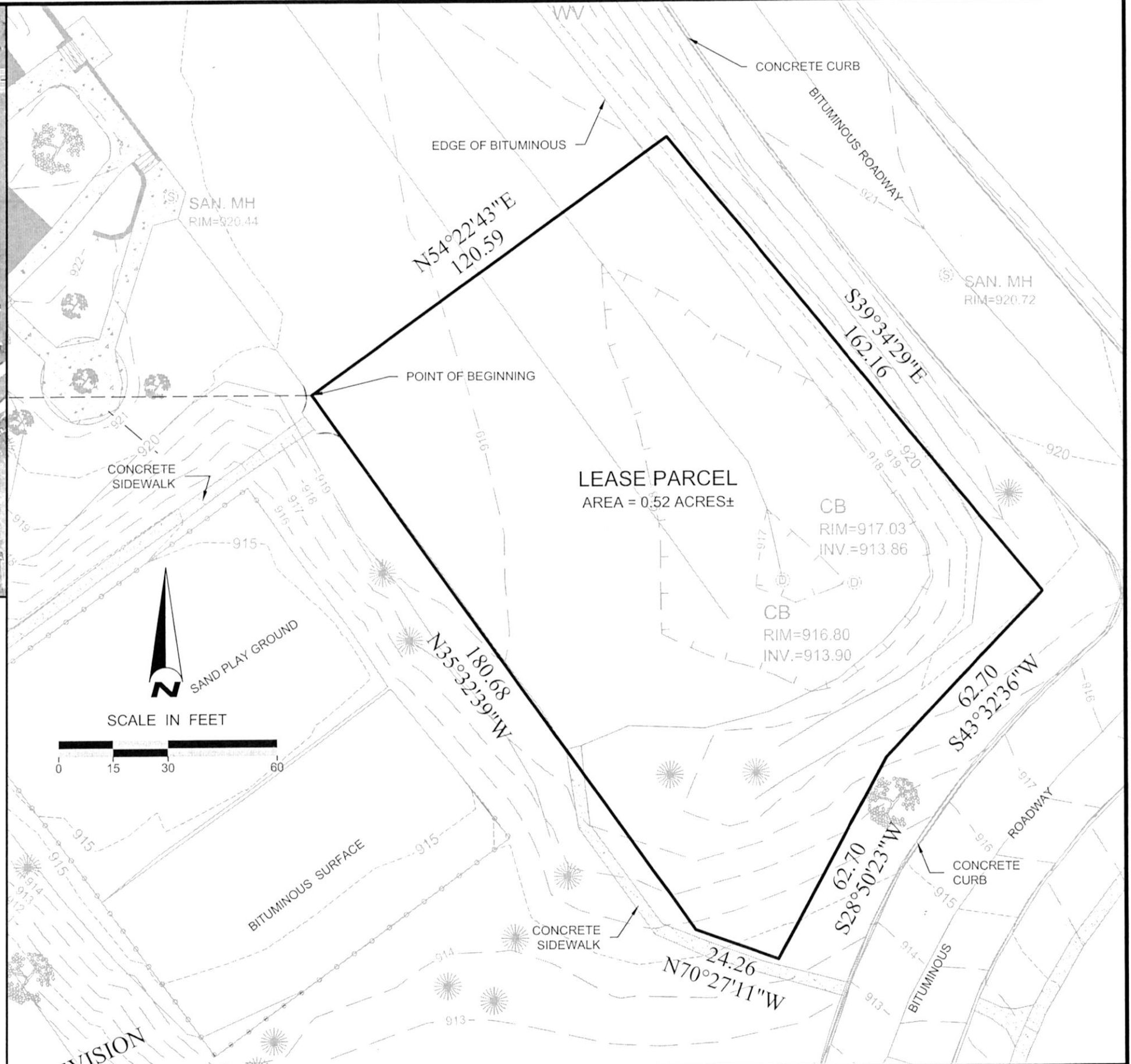
That part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 29 North, Range 21 West, Washington County, Minnesota described as follows:

Commencing at the northwest corner a said Section 36; thence South 00 degrees 02 minutes 38 seconds West, bearing oriented to the Washington County Coordinate System, NAD83, 1986 adjustment, along the west line of said Section 36 a distance of 743.74 feet; thence South 89 degrees 57 minutes 22 seconds East 494.61 feet to the point of beginning; thence North 54 degrees 22 minutes 43 seconds East 120.59 feet; thence South 39 degrees 34 minutes 29 seconds East 162.16 feet; thence South 43 degrees 32 minutes 36 seconds West 62.70 feet; thence South 28 degrees 50 minutes 23 seconds West 62.70 feet; thence North 70 degrees 27 minutes 11 seconds West 24.26 feet; thence North 35 degrees 32 minutes 39 seconds West 180.68 feet to the point of beginning, containing 0.52 acres, more or less.

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AERIAL PHOTOGRAPHY IS FROM A FLIGHT BY THE NATIONAL GEODETIC ASSOCIATION AND OBTAINED FROM THE MINNESOTA NORTH STAR MAPPING WEB SITE.



DRAFT COPY SUBJECT TO REVISION

Plot Date: 04/12/2013
 Drawing name: X:\0123_FamilyMeans01_CimarronSite\Parcel.dwg
 Xref: CimarronTopo

NO	DATE	BY	REVISION
6			
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I HEREBY CERTIFY THAT THIS SURVEY PLAN, OR REPORT, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 04/12/2013
 DATE: XXXXX2013
 LICENSE # 17252

DESIGN BY: DLD
 DRAWN BY: DLD
 BDI PROJECT NO: 0123-001

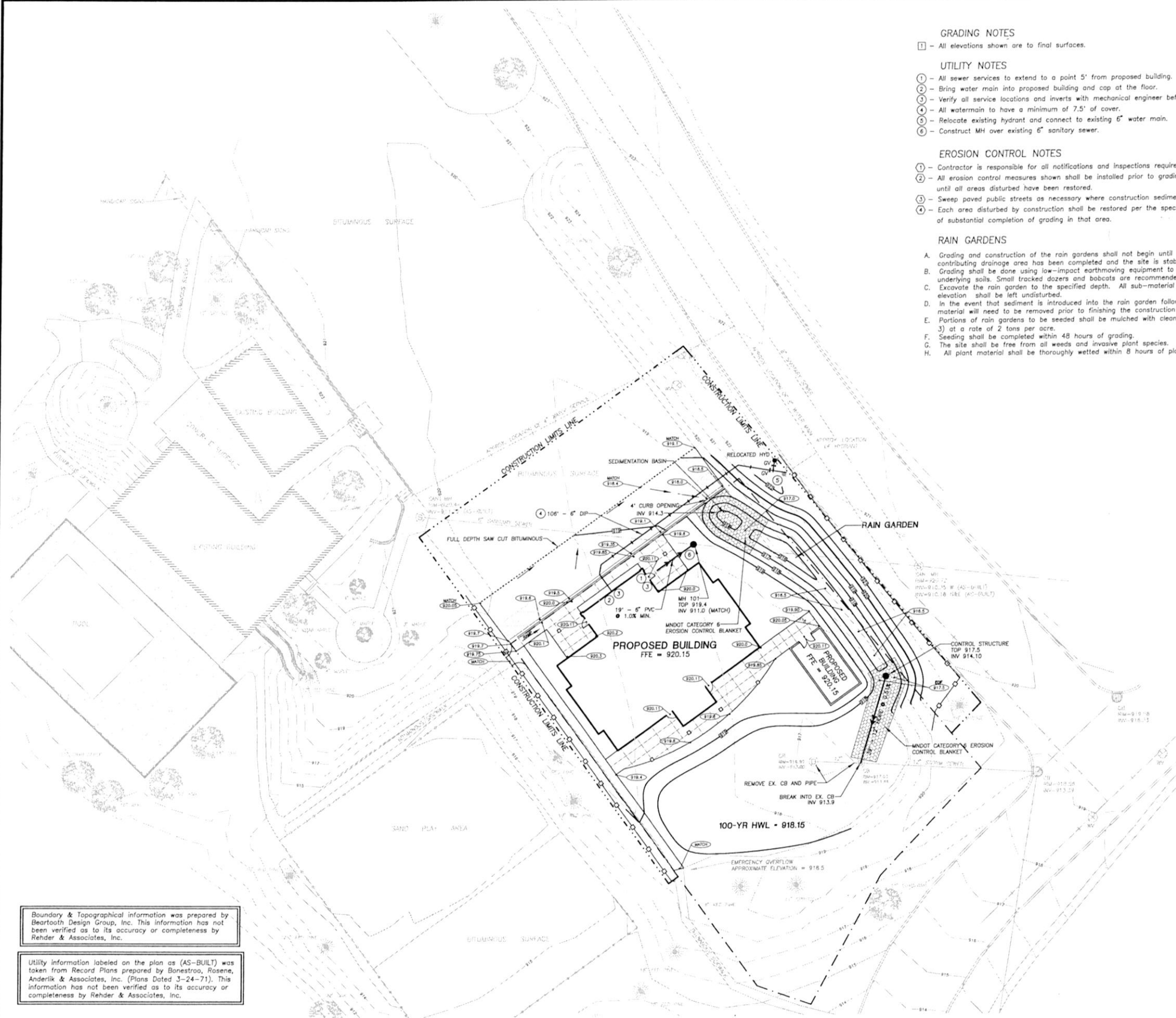
BEARTOOTH DESIGN, INC.

2315 PERIWINKLE AVENUE NORTH
 STILLWATER, MN 55082-1634
 (651) 436-1181 - dave@beartooth.com

FAMILYMEANS
 1875 NORTHWESTERN AVENUE
 STILLWATER, MN 55082

CIMARRON SITE
 LAKE ELMO, MN 55042

LEASE DESCRIPTION SKETCH
 SHEET 01 OF 01 SHEETS



GRADING NOTES

- 1 - All elevations shown are to final surfaces.

UTILITY NOTES

- 1 - All sewer services to extend to a point 5' from proposed building.
- 2 - Bring water main into proposed building and cap at the floor.
- 3 - Verify all service locations and inverts with mechanical engineer before construction.
- 4 - All watermain to have a minimum of 7.5' of cover.
- 5 - Relocate existing hydrant and connect to existing 6" water main.
- 6 - Construct MH over existing 6" sanitary sewer.

EROSION CONTROL NOTES

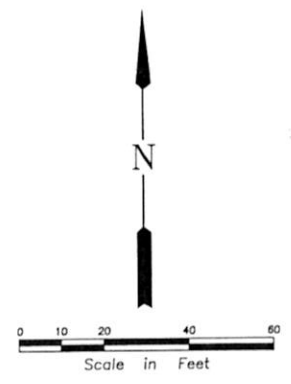
- 1 - Contractor is responsible for all notifications and inspections required by the Watershed or City.
- 2 - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- 3 - Sweep paved public streets as necessary where construction sediment has been deposited.
- 4 - Each area disturbed by construction shall be restored per the specifications within two weeks of substantial completion of grading in that area.

RAIN GARDENS

- A. Grading and construction of the rain gardens shall not begin until all construction in the contributing drainage area has been completed and the site is stabilized.
- B. Grading shall be done using low-impact earthmoving equipment to prevent compaction of underlying soils. Small tracked dozers and bobcats are recommended.
- C. Excavate the rain garden to the specified depth. All sub-material below the specified elevation shall be left undisturbed.
- D. In the event that sediment is introduced into the rain garden following excavation, this material will need to be removed prior to finishing the construction process.
- E. Portions of rain gardens to be seeded shall be mulched with clean grain straw (MnDOT Type 3) at a rate of 2 tons per acre.
- F. Seeding shall be completed within 48 hours of grading.
- G. The site shall be free from all weeds and invasive plant species.
- H. All plant material shall be thoroughly wetted within 8 hours of planting.

PROGRESS PRINT
 2-26-14

- LEGEND**
- PROPOSED MANHOLE
 - ◆ PROPOSED GATE VALVE
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERMAIN
 - ▭ PROPOSED CONCRETE
 - ▭ PROPOSED STD. DUTY BITUMINOUS
 - PROPOSED CONTOUR
 - PROPOSED ELEVATION
 - SILT FENCE
 - CONSTRUCTION LIMITS
 - BOUNDARY/ROW/BLOCK LINE
 - DRAINAGE ARROW
 - EXISTING CONTOUR
 - x 995.50 EXISTING ELEVATION



Boundary & Topographical information was prepared by Beartooth Design Group, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

Utility information labeled on the plan as (AS-BUILT) was taken from Record Plans prepared by Bonestroo, Rosene, Anderlik & Associates, Inc. (Plans Dated 3-24-71). This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

LARSON ARCHITECTS

837 FOURTH STREET
 STILLWATER, MINNESOTA
 55082

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 651-430-0056
 lra@larsenarchitects.com

Consultants
Rehder & Associates, Inc.
 Civil Engineers, Planners and Land Surveyors
 2560 Federal Drive, Suite 110
 Eden Prairie, Minnesota 55324
 Phone: 612-455-8001
 Fax: 612-455-8797
 email: info@rehder.com
 PROJECT NO.: 141-2720.010
 DRAWING FILE: 2720010.DWG

No.	Date	Description

Date: 1-29-2014
 Project No.:
 Drawn By: NPA
 I hereby certify that this plan, specification, or report was 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.
 Signed:
 License # 16525

Cimarron Community Center
 901 Lake Elmo Ave. N.
 Lake Elmo, MN 55042

Sheet Title
**GRADING,
 DRAINAGE,
 EROSION
 CONTROL &
 UTILITY PLAN**

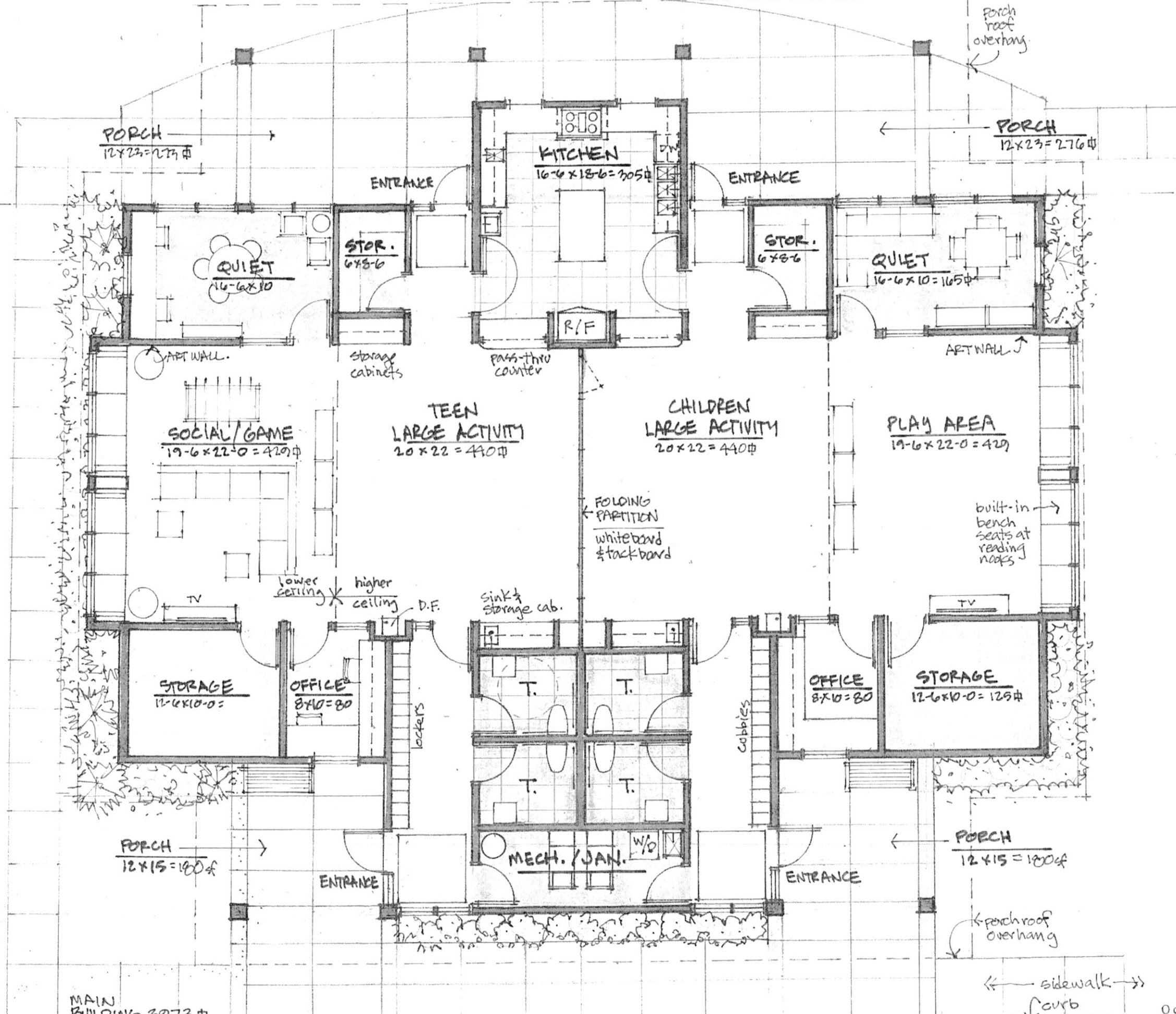
Sheet Number

C1

PLAN

MAIN BUILDING 3973#

Cimarron Community Center

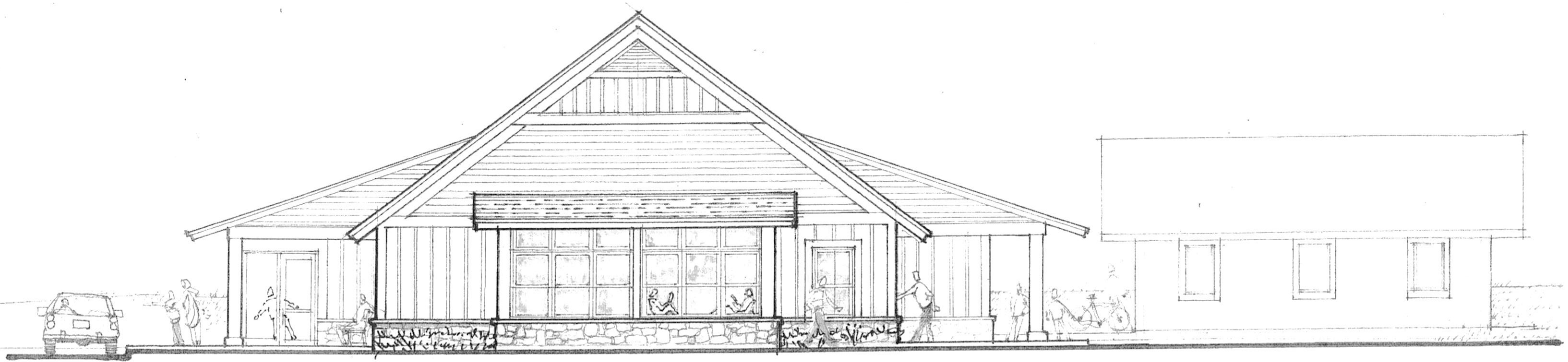


Larson Architects LLC 807 North Fourth Street Stillwater Minnesota 55082 651.430.0056

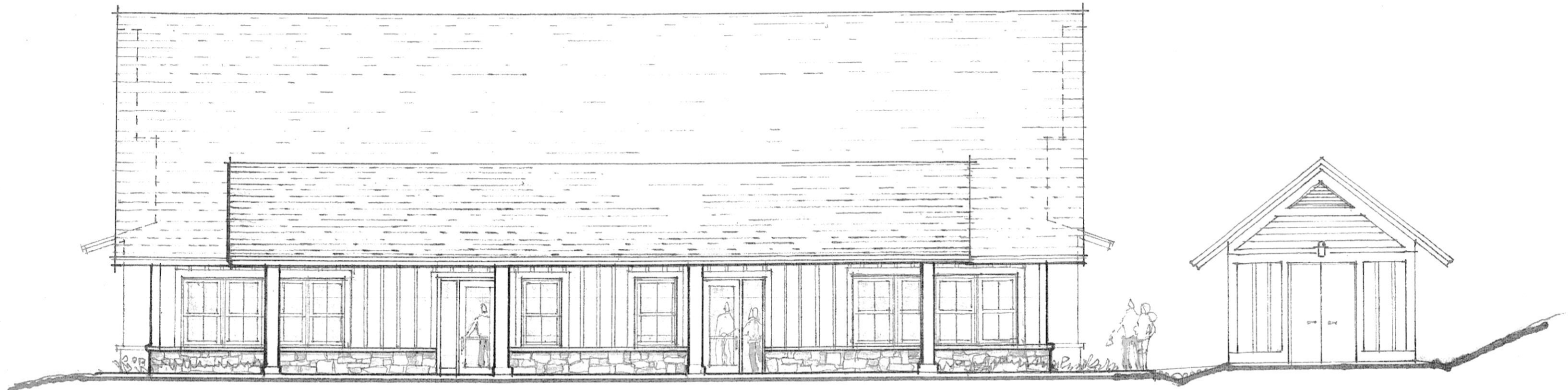
October 7, 2013

1/8"

2



WEST ELEVATION 1/8"



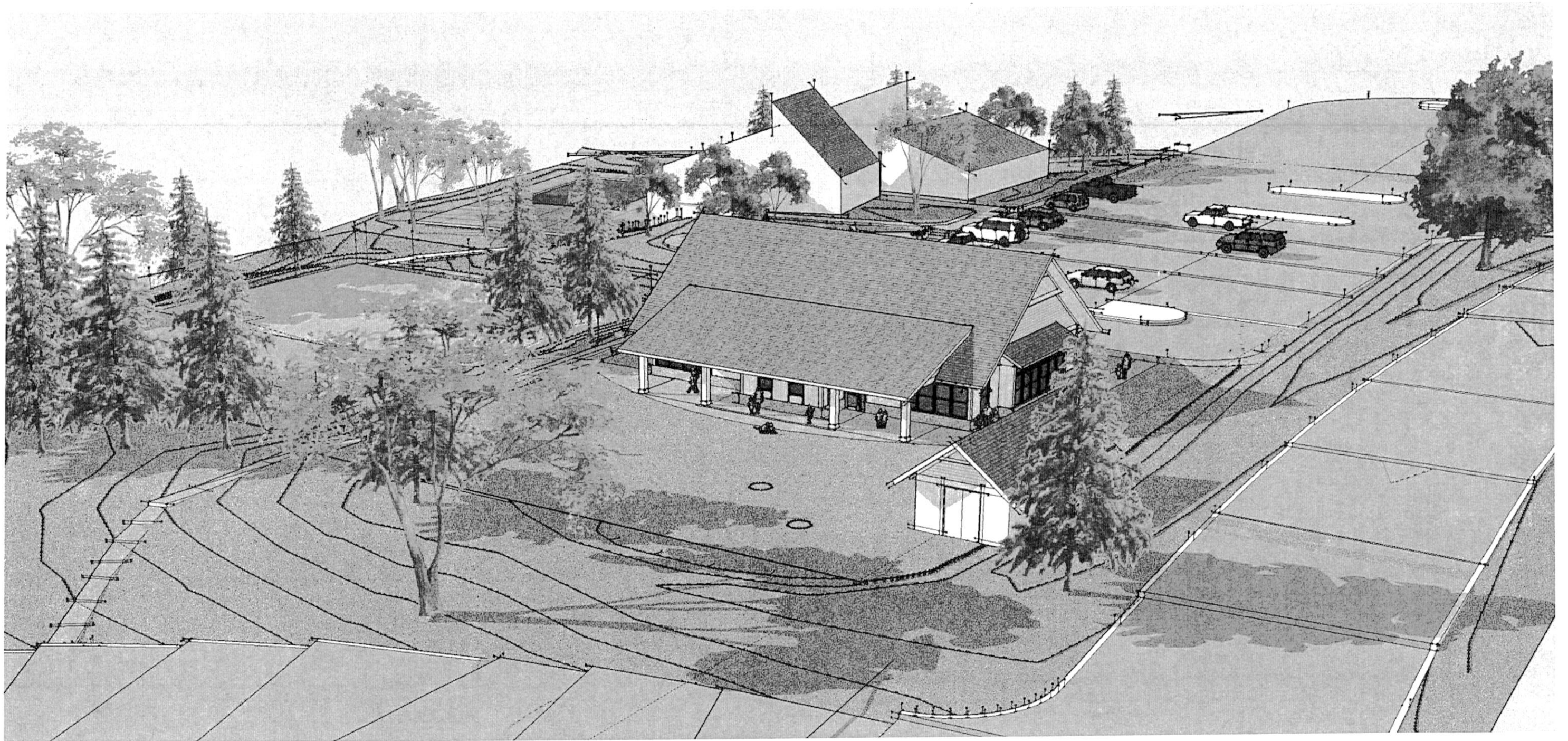
SOUTH ELEVATION 1/8"

ELEVATIONS

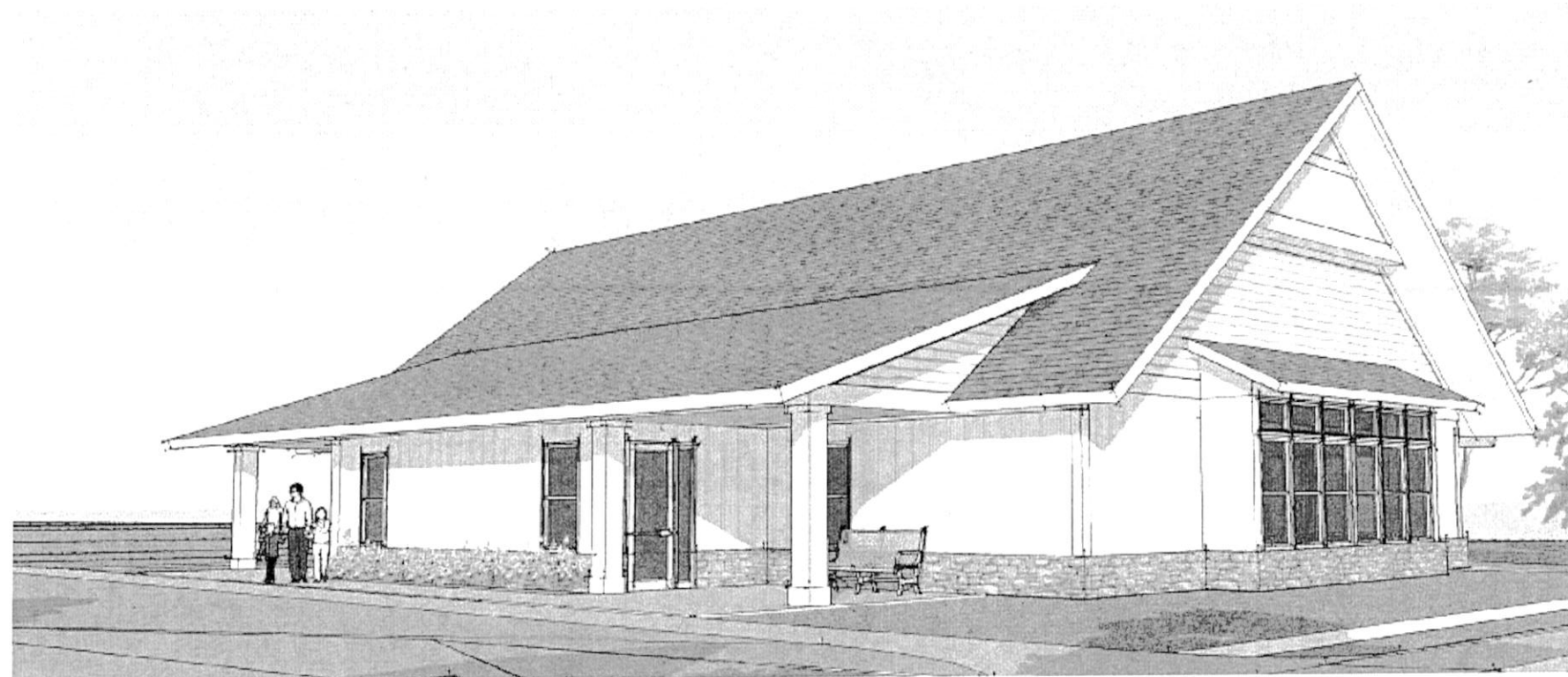
Cimarron Community Center

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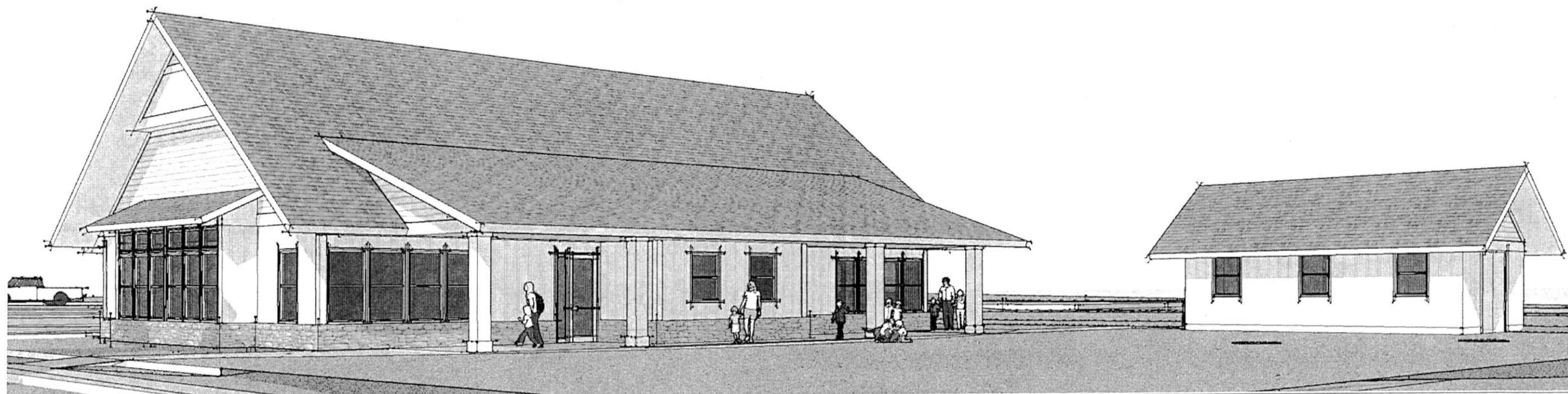
October 7, 2013



Aerial View from the Southeast

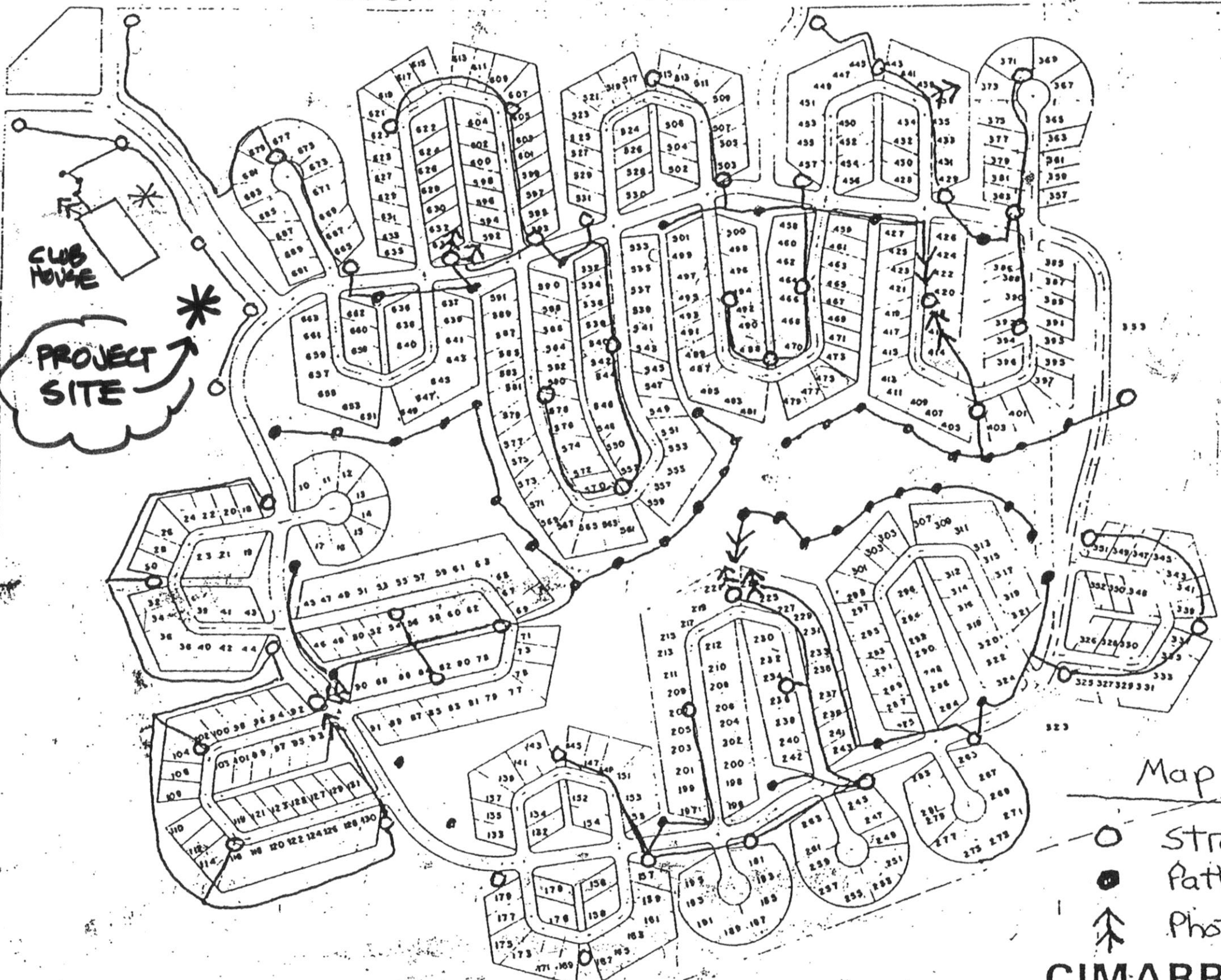


View From Northwest



View from Southwest

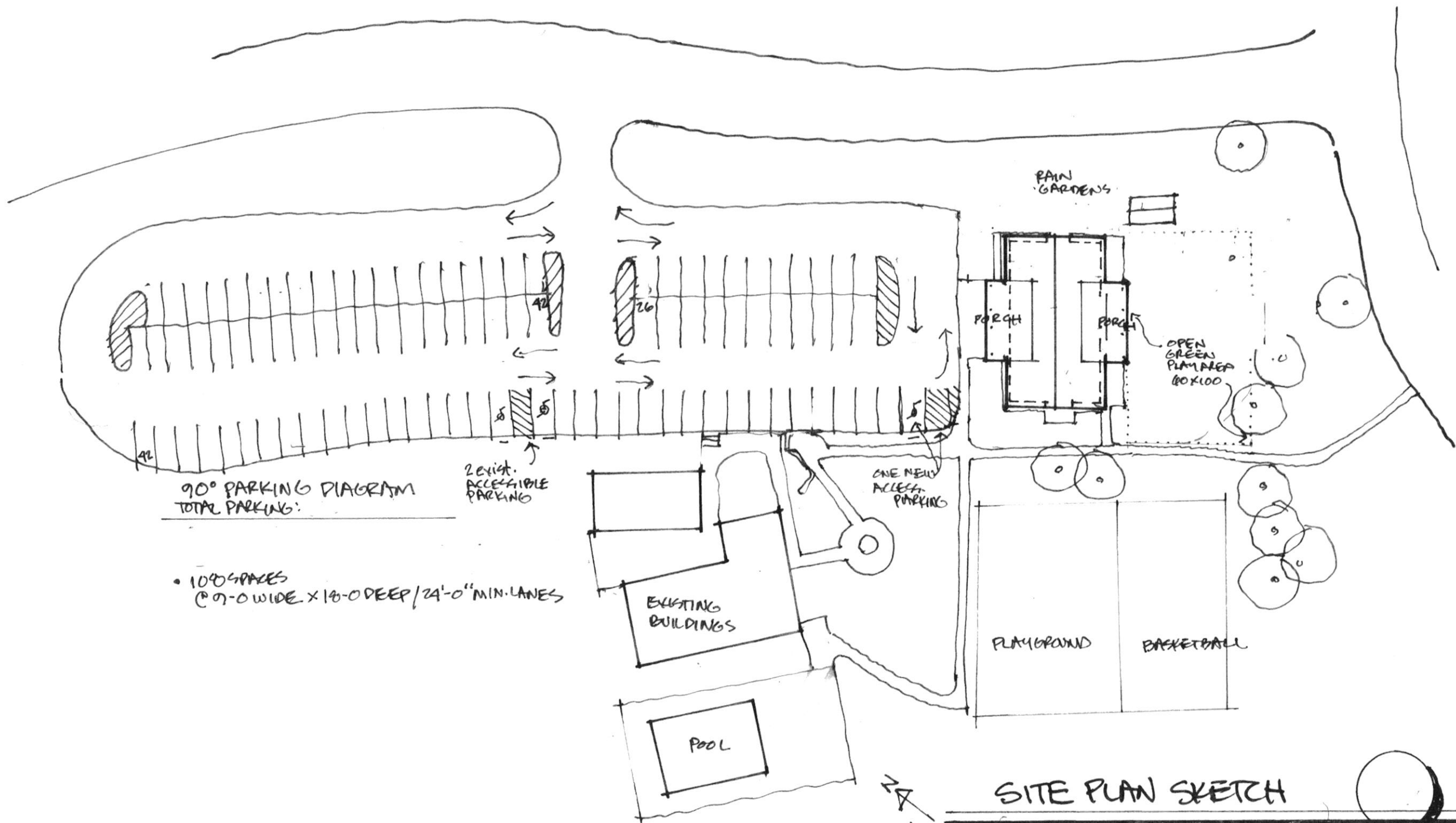
COUNTY ROAD NO 70



Map Key

- Street Light
- Path Light
- ↑ Photo cell/circuit

CIMARRON



SITE PLAN SKETCH

LARSON ARCHITECTS

02.28.14

1:50

LEGAL DESCRIPTION

Mobile Home Site:

The West 10 Rods of the NW 1/4 of the NE 1/4; all that part of the N 1/2 of the NW 1/4, Section 36, Township 29, Range 21, except the West 700 feet of the North 630 feet thereof; all that part of the South 1/2 of the NW 1/4 and the SW 1/4 of the NE 1/4, all in Section 36, Township 29, Range 21, lying Northerly of the proposed Interstate Highway No. 94, County of Washington, State of Minnesota

EXHIBIT A

Exhibit B: East Oakdale Mobile Home Park

Drainage: Ultimate drainage of the site will be thru the natural drainage course to Horseshoe Lake. The development itself will be properly graded and will contain two ponding areas not only for esthetic reasons, but also for partial storage of the storm water runoff. The drainage system will consist of concrete storm sewers, manholes, curb inlets, and other appurtenances necessary to provide for complete drainage of the site, according to approved plans and specifications by the Town Engineer.

Sanitary Sewer and Water Systems: The site will be served by a central sanitary sewer and water system approved by the Minnesota Health Department and the Town Engineer. The sewage system will provide for an on-site sewage treatment plant with an approved method of effluent disposal, and a collection system of pipes serving each lot. The water system will consist of a deep well of adequate depth and capacity, pumping facilities, distribution system to serve each lot, hydrants, valves, and other appurtenances necessary to provide for a complete central water system.

Lot Size, Setbacks, and Density: The site will consist of approximately 170 acres, in which 505 mobile home lots will be developed for an overall density of approximately three per acre.

Land to be used for parks and recreation will exceed the 10 per cent requirement. The lots will vary in size from a minimum of 45' x 100' to 60' x 100', all of which will back onto an open space which will be developed as either parks, parkways, or golf course. Mobile homes will be at least 20 feet apart, be 20 feet from the front lot line, and be 10 feet from the rear property line. No trailers will be located closer than 125 feet from the edge of the traveled part of a public road and no closer than 30 feet to a public road right of way. All lot corners will be staked to designate lot lines.

Roads and Walkways: All roadways within the development will be private, requiring no maintenance from the township. The width of the roadways will be as follows:

Main entrance: 41 feet, back of curb to back of curb

Ring Road and secondary entrances: 36 feet, back of curb to back of curb

Residential roads: 32 feet, back of curb to back of curb

All roadways will consist of S512 concrete curb and gutter, 2 inches of MHD 2341 bituminous pavement, 4 inches of class 5 gravel base and 4 inches of sand sub-base.

Walkways will be constructed throughout the parks, parkways and adjacent to the curb on one side of the Ring Road. Walkways will be hard surfaced and be four feet wide.

Guest parking to be provided for on residential streets on one side only. Residential streets are 10 feet wider than required to accommodate guest parking.

Electrical, Gas, and TV Services: All electrical and gas service mains will be buried, including a TV cable to each lot. Electrical service will be at least 50 amps to each lot.

Lot Improvements: Each mobile home lot will have, including previously listed improvements, the following:

1. Bituminous paved parking area for two cars.
2. Concrete patio.
3. Outdoor enclosed storage with canopy according to approved plans.
4. Landscaping, varying on each lot but in accordance with the approved overall landscaping plan for the development.

Community Facilities: Provided within the development will be the following community facilities:

1. Utility buildings having washer and dryer facilities.
2. Tot lots conveniently located near the utility buildings.
3. Park and parkways within and along the perimeter of the development will be landscaped according to approved plans, with security lighting and walkways throughout.
4. Nine hole, 2345 yard, golf course along the north and west perimeter of the development.
5. Community center to include recreational rooms, mobile home park office, swimming pool, tennis court, and putting green all according to approved plans.

Special Conditions or Restrictions as Imposed:

- 1 - Submission of final plans and specifications in substantial compliance with said preliminary plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the Trailer Coach Park;
- 2 - Execution of Development Agreement between the Town of East Oakdale and Pemtom, Inc. providing for:
 - a. A development performance bond in amounts and with sureties satisfactory to the Town Board; and
 - b. Provision for a limitation of .24 school-age children per mobile home.
- 3 - Conformance to the requirements of Section 8 of Ordinance No. 32, subject to granted variances thereto.
- 4. The permit shall outline and detail operational requirements necessary to fulfill the intent of Ord. #2 and Ord. #32 so there will be no misunderstanding. Such permit must be reapplied for and renegotiated sixty days prior to expiration of any current permit in effect. (Permits are issued Approved - Denied for one year and run concurrent with Minnesota Dept. By the Planning Commission of the of Health's Mobile Home Permit.)
Town of East Oakdale on _____, 1967.

/s/BAT
/s/RRW

Approved - ~~Denied~~
By the Board of Supervisors of the
Town of East Oakdale on June 29, 1967.

/s/Robert R. Watson
Chairman Town Board
East Oakdale

ATTEST: /s/ William R. Park
Clerk, Town of East Oakdale

STATE OF MINNESOTA)
COUNTY OF WASHINGTON) ss
TOWN OF EAST OAKDALE)

I, The undersigned, being the duly qualified and acting Clerk of the Town of East Oakdale, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract zoning form, find that the same is a full, true, and complete transcript therefrom.

WITNESS my hand as such Clerk and the corporate seal of the Town this 11th day of July, 1967.

William R. Park
Town Clerk, William R. Park



FINDINGS OF FACT: CONDITIONAL USE PERMIT

All applications for Conditional Use Permits in the City of Lake Elmo shall be reviewed according to the following required findings (§154.106.A):

1. The proposed use will/will not be detrimental to or endanger public health, safety, comfort, convenience or general welfare of the neighborhood or city because: _____

2. The use or development does/does not conform to the City of Lake Elmo Comprehensive Plan because: _____

3. The use or development is/is not compatible with the existing neighborhood because: _____

4. The proposed use does/does not meet all specific development standards for such use listed in Article 7 of the Zoning Ordinance because: _____

5. If the proposed use is in a flood plain or shoreland area, the proposed use does/does not meet all specific standards for such use in §150.250-257 (Shoreland Ordinance) and Chapter 152 (Flood Plain Management) because: _____

6. The proposed use will/will not be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will/will not change the essential character of the area because: _____

7. The proposed use will/will not be hazardous or create a nuisance as defined under this Chapter to existing or future neighboring structures because: _____

8. The proposed use will/will not be served by adequate public facilities because: _____

9. The proposed use will/will not create excessive additional requirements at public cost for public facilities and services and will/will not be detrimental to the economic welfare of the community because: _____

10. The proposed use will/will not include excessive production of traffic, noise, smoke, fumes, glare or odors because: _____

11. Vehicular approaches to the property will/will not create traffic congestion or interfere with traffic on surrounding public thoroughfares because: _____

12. The proposed use will/will not result in the destruction, loss or damage of a natural or scenic feature of major importance because: _____
