

The Planning Commission is an advisory body to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters.

Lake Elmo Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may for other reasons postpone final action on an application.

For each item, the Commission will receive reports prepared by the City Staff, open the hearing to the public, and discuss and act on the application. If you are aware of information that hasn't been discussed, please fill out a "Request to Appear Before the Planning Commission" slip; or, if you came late, raise your hand to be recognized. Comments that are pertinent are appreciated.

AGENDA

LAKE ELMO PLANNING COMMISSION

FEBRUARY 11, 1991

7:30 pm. MEETING CONVENES

Welcome of reappointed members, Ann Bucheck, Steve DeLapp and Karen Johnston.

1. AGENDA
2. MINUTES: January 28, 1991
3. PUBLIC HEARING: Fox Fire Mannor Preliminary Plat
- 8:15 p.m. 4. Proposal to move house into City
- 8:45 p.m. 5. Concept Review: Rolling Hills
- 9:15 p.m. 6. Limited Business (continuation)
7. Architectural Standards
- 10:00 p.m. 8. Update on Comp Plan: Ann Bucheck & Steve DeLapp
9. ADJOURN

LAKE ELMO PLANNING COMMISSION MINUTES

January 28, 1991

Chairman John called the Planning Commission meeting to order at 7:45 p.m. in the council chambers. Present: John, Conlin, Enes, Thomas, Wilfong, Stevens, Administrator Kueffner, Councilman Williams, Steve DeLapp and Ann Bucheck.

1. Acknowledge reappointment of Ann Bucheck, Karen Johnston, Steve DeLapp.

Mayor Johnson has indicated by memo the vote passed by the City Council at their January 15th meeting regarding reappointment of Ann, Steve and Karen is invalid according to his interpretation of Roberts Rules of Order.

It was the consensus of the Planning Commission since this is a controversy within the City Council, it should be settled within the City Council. Therefore, Ann, Steve and Karen may participate in the meeting as members of the public, but cannot participate in any voting capacity.

2. AGENDA

M/S/P Stevens/Conlin - to add under "6. Other" the Public Hearing on the Airport Extension, and approve the Agenda as amended. (Motion carried 6-0.)

3. MINUTES: January 14, 1991

M/S/P Enes/Stevens - to approve the January 14, 1991 Planning Commission Minutes as amended. (Motion carried 5-0-1, abstain: Thomas.)

4. LIMITED BUSINESS (Continuation)

M/S/P Enes/Thomas - to table discussion of the Limited Business Zoning District Ordinance until information requested from various cities is received. (Motion carried 6-0.)

5. ARCHITECTURAL STANDARDS

M/S/P Enes/Conlin - to table discussion of architectural standards until information requested from various cities is received. (Motion carried 6-0.)

Steve DeLapp suggested getting input from the City's Fire Department regarding 60 foot high buildings with sprinkler systems. He asked why can't we allow them?

6. OTHER - PUBLIC HEARING AIRPORT EXTENSION

The Airport 1974 Master Plan includes extension of runways. There will be a public hearing regarding this on February 19, at 6:30 p.m.

Ann Bucheck asked the Planning Commission if they would like to make a statement as a group and have Chairman John read it at this public hearing or make a recommendation to the City Council. It was the consensus of the Planning Commission to wait until after the February 5th City Council meeting, where more information and facts will hopefully be brought forth, before making a decision regarding written statement.

M/S/P Enes/Wilfong - to adjourn the Planning Commission meeting at 8:40 p.m. (Motion carried 6-0.)

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: February 11, 1991

AGENDA TOPIC: Moving House into City	ITEM NO. 4
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Mr. Collette is requesting permission to move a single family structure into Lake Elmo from Oakdale.

The structure is presently located just north of the intersection of Hadley Avenue and 10th Street (County Road 70). It appears to be in excellent condition and should transport without major problems. The new location for the structure in Lake Elmo would be in the "Midland Meadows" development. The location of the lot is on the Southwest corner of Lake Elmo Avenue and 10th Street (County Road 70). The structure does appear to fit in the neighborhood of the proposed location rather well.

No variances would be necessary, and Mr. Collette has been informed that the present building codes must be complied with.

Section 502.070 of our municipal code outlines the requirements for moving a house into the city.

As noted, there is no variance required, and no public hearing is required, but I would like to suggest that you follow the procedure for a hearing, where it applies. To help you with that, I have attached a guideline for your convenience.

DEVELOPMENT APPLICATION FORM

Comprehensive Plan Amendment
 Zoning District Amendment
 Text Amendment
 Conditional Use Permit
 Variance
 Appeals
 Trailer Park
 Site & Bldg. Plan Review
 Mining Permits

Simple Lot Division
 Large Lot Subdivision
 Subdivision Sketch
 Preliminary
 Final
 Subdivision Variance
 Flood Plain Conditional Use Permit
 Shoreland Permit
 Planned Unit Development

Applicant ANTHONY J. + JODI L. COLLETTE 1125 W. ROSELAWN AVE. 489-7637
 (Name) (Address) (phone)
ROSEVILLE, MN 55113

Owner SAME
 (Name) (Address) (phone)

Property location (Street Address and Legal Description):

LOT - LOT 7, BLOCK 1 OF MIDLAND MEADOWS / 1100 LAKE ELMO AVE. NO.
LAKE ELMO, MN 55042
BLDG - WHITE, TWO-STORY SINGLE FAMILY HOME CURRENTLY LOCATED AT
+GARAGE 1075 HADLEY AVE No.

Description and/or Reason for Request (Cite Ordinance Section):

WE ARE REQUESTING PERMISSION/APPROVAL TO MOVE SAID BLDG TO SAID
LOT. BLDG TO BE SET ON PERMANENT FOUNDATION. GARAGE TO REST ON
BLOCKS W/ DIRT FLOOR UNTIL SPRING 1992, AT WHICH TIME THE STRUCTURE
WILL BE REMOVED AND A PERMANENT GARAGE WILL BE CONSTRUCTED.
APPROPRIATE WELL, SEPTIC + DRIVEWAY ALSO TO BE INSTALLED.

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances 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 addition application expense.

Jodi L. Collette 2/6/91
Anthony J. Collette 2.6.91
 Signature of Applicant Date

502.050 EXCAVATION AND GRADING PERMITS

A permit shall be required for the excavation, grading or surfacing for any building, structure, plot or area of ground occupied by a building or structure, or in preparation for the construction of any building or structure where such excavation and grading is to be done with mechanical equipment. (See Section 105 of this Code.)

502.060 PRIVATE ROAD PERMITS

A permit shall be required to construct an asphalt, concrete, or gravel private road or alley. (See Section 1602 and Section 105 of this Code.)

502.070 MOVING BUILDINGS INTO CITY

- A. Buildings or structures moved from one location to another shall comply with the provisions of this code for new buildings.
- B. Where the Building Official is required to inspect a building outside of the City, any travel expense shall be paid by the applicant. Building mover must present a State license for house and building moving to the Building Official when applying for permit to move a building.
- C. Before any house or other structure is moved onto a lot or parcel in the City of Lake Elmo, the owner shall apply for a building permit. The Building Official shall present the site plan, construction plans, and photos of the structure from two or more angles to the Planning Commission. The Planning Commission shall report to the City Council whether or not the structure will be compatible with other development in the area; and make such recommendation to the City Council. If the City Council determines the structure would depreciate the area into which it is to be moved, it may withhold the permit for such relocation.

502.080 BUILDING DEMOLITION FEES

All buildings or structures prepared for demolition within the City of Lake Elmo require a demolition permit. (See Section 105 of this Code.)

Surcharge In addition to the permit fees required, the applicant shall pay a surcharge to be remitted to the Minnesota Department of Administration as prescribed by Minnesota Statutes 1984, Section 16B.70.

502.090 EXTERIOR FINISH

All residential buildings shall have the exterior finished within one (1) year of the date their permit was issued.

PROCEDURE FOR PUBLIC HEARING

1. OPEN PUBLIC HEARING

2. INTRODUCE CASE/OR PURPOSE OF HEARING: CHAIR/MAYOR

A. ~~Notice of this meeting was published in the legal newspaper on _____ and mailed to affected property owner, when appropriate, on _____.~~

3. Presentation by proponents 105 minutes

4. Questions from (Council) (Planning Commission) to proponents 105 minutes

5. Statement/opinions offered by public — minutes

6. Final statement/response by proponents 5 minutes

7. CLOSE OF PUBLIC HEARING

8. Council discussion

9. Council action

10

NOTES TO MEETING CHAIRPERSON

A. Timing: An overall time limit has been set. Within that framework a subdivision of time has been set. These vary depending on the magnitude of the subject. But, all should be made aware of them and they should be adhered to or formally changed.

B. Discussion:

1. The Mayor or Committee Chairperson should remain in control. The meeting should not be turned over to the proponents.
2. The Mayor/Chair should recognize questions and referee the answering of questions. Back and forth argument between two or more people should not be allowed.
3. Following the question period, the Mayor/Chair should thank the proponents and have them sit down in the audience.
4. ~~The Mayor/Chair should then announce that this is the time for the public to express its views. The proponents should not be allowed to interject its views at this time. Anyone desiring to speak should first state their name and address for the record (even if he/she is known by all present). This is the time for public comment, not for refuting public comment.~~
5. The Council or Committee should expect to hold their discussion, express their views and make the necessary decision.

C. Those who wish to speak before the City Council of Commission should complete form provided by the city staff.

D. IF THE COUNCIL/COMMISSION CANNOT STAY WITHIN THE ALLOTTED TIME-FRAME, IT WOULD NOT BE INAPPROPRIATE TO TABLE THE PUBLIC HEARING UNTIL THE NEXT SCHEDULED MEETING.

S 0°49'24" E

10th Street

7

533.22

DRAINAGE

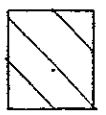
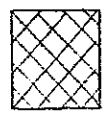
75.00 ESM'T.

85.00

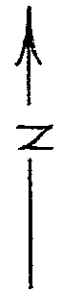
210.00

= DRAINFIELD / SEPTIC

= SOIL BORING + TEST SITE



LEGEND: 1" = 50'

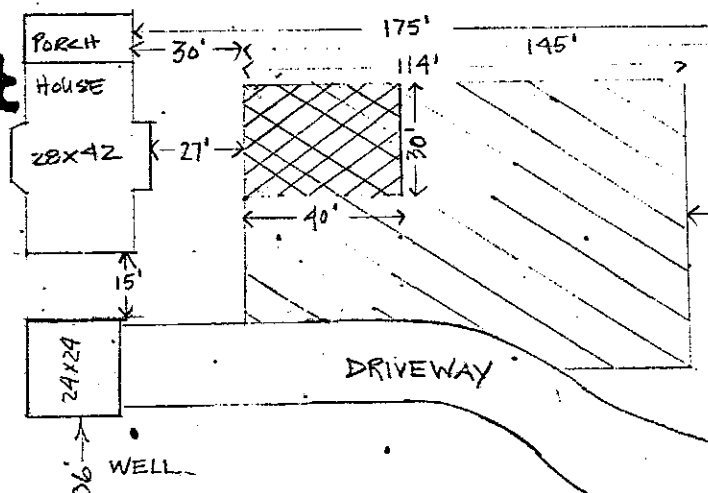


7

4.09 Ac. ±

LOT 7, BIK 1

MIDLAND MEADOWS

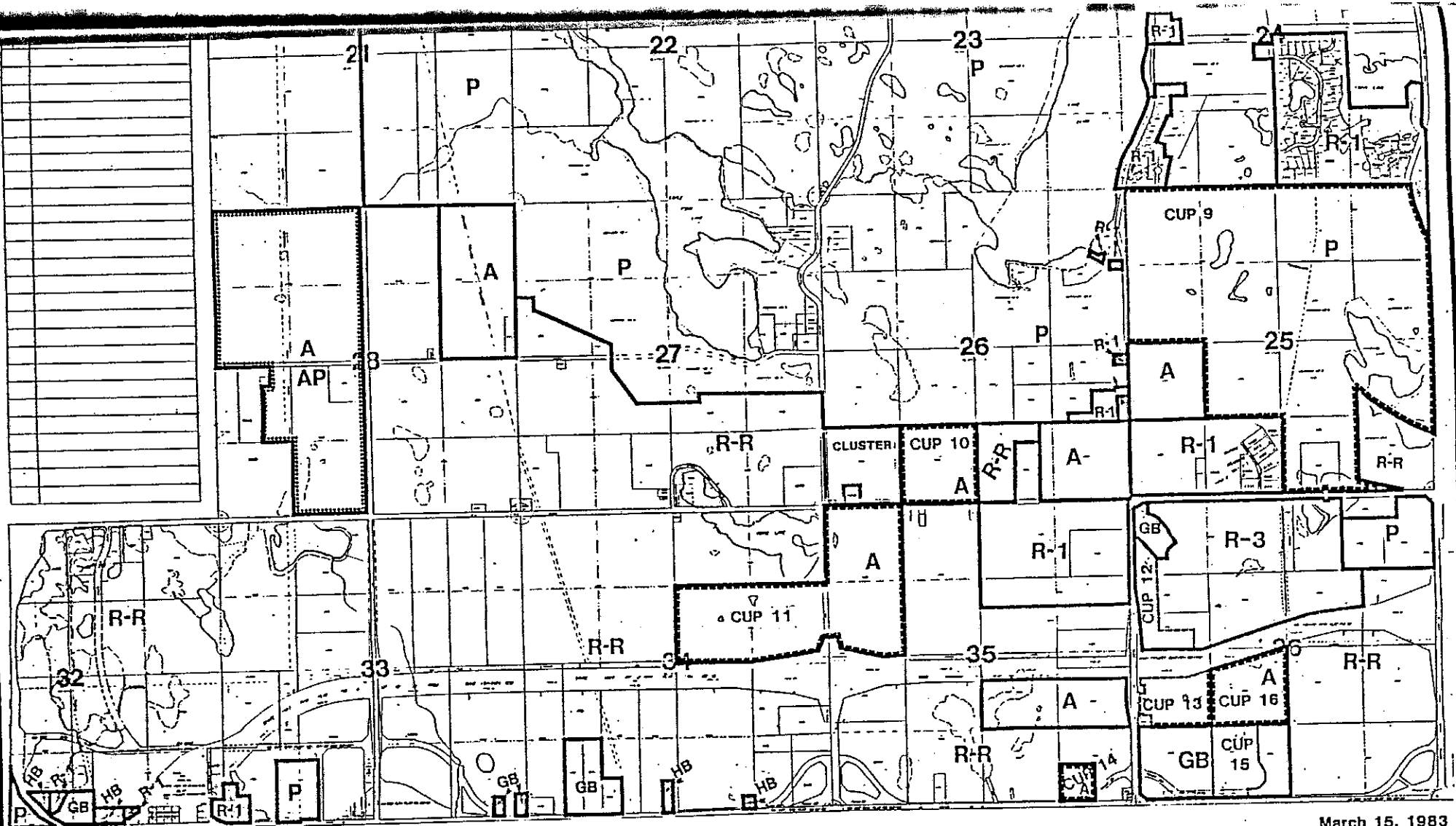


334.14

532.92

COMMON DRIVEWAY FOR LOT 7, CITY

LAKE ELMO AVE



March 15, 1983

lake elmo

zoning districts

A agriculture.
 R-1 one family residential
 P public.
 HB highway business.
 GB general business

R-3 manufactured home park
 R-R rural residential
 Ind industrial
 CUP conditional use permit
 AP agricultural preserves

This map depicts the general layout of the community. It is not intended for use as a site map.

PREPARED BY: [unclear] 1983

TKDA

ENGINEERS ARCHITECTS PLANNERS

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED2800 AMERICAN NATIONAL BANK BUILDING
SAINT PAUL, MINNESOTA 55101-1808
612/392-4400
FAX 612/392-0082

February 7, 1991

Planning Commission Members
3800 Laverne Avenue
Lake Elmo, Minnesota 55042

Re: Preliminary Plat Review
Fox Fire Manor
Lake Elmo, Minnesota
Commission No. 9150-001

Dear Commission Members:

Submitted to the Engineer for review were Preliminary Plans dated September 27, 1990. The following are our comments.

Soils

According to the Washington County Soil Survey, there are soils within this plat which have severe limitations for septic system drainfields. It is recommended that Lots 1 and 2, Block 1 and Lots 1, 2 and 3, Block 2 have soil borings and percolation tests completed prior to preliminary plat approval to insure that each lot has at least 20,000 SF suitable for drainfield purposes.

Drainage

Drainage computations will need to be submitted and approved prior to preliminary plat approval. These computations include runoff rates, runoff volumes, pond volumes for dead storage and live storage and outlet pipe rates.

Site Plan

Drainage and ponding easements and designated drainfield sites for each lot are not shown. This should be laid out prior to preliminary plat approval.

Street Design

The minimum street width is 28' curb to curb.

Another set of catch basins should be planned 400 to 500 feet north of those at the low point of 55th Street North.

It is not clear how drainage will be handled on the west end of the 'future' street to the west. Additional information should be submitted.

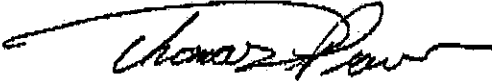
Until future streets might be extended east and west, 55th Street, including that part in Fox Fire Estates, would be 2,850 feet in length. This exceeds the maximum cul-de-sac length.

The preliminary plat shows dead end streets to the east and west. Since the future extension of these streets is unknown, they should be fitted with temporary cul-de-sac for turning around.

Conclusion

As noted above, many additional items should be submitted before the Preliminary Plat can be approved.

Sincerely,



Thomas D. Prew, P.E.

TDP/mha

cc: McCombs, Frank, Roos, Associates, Inc.



JAMES R. HILL, INC.

PLANNERS ENGINEERS SURVEYORS

9401 JAMES AVE. So., SUITE 140, BLOOMINGTON, MN 55431 612/884-3029 FAX 884-9518

PLANNING REPORT

TO: Lake Elmo Planning Commission and
City Administrator, Mary Kueffner

FROM: Mike Black

DATE: February 6, 1991

RE: Rezoning and Preliminary Plat
FOX FIRE MANOR

Mr. Larry Liles on behalf of Pacesetter Property Management, Inc. has requested the rezoning and preliminary plat approval of 40.0 acres located in the northwest quarter of Section 3. A location map is attached. The owner of the property is Carl E. Brogram, 9376 55th Street, Lake Elmo. The applicants are requesting to rezone the land to RE - Residential Estate and to subdivide the property into 12 single family lots.

This report and recommendation is based upon the following exhibits prepared by McCombs Frank Roos Associates, Inc. and submitted by the applicant:

1. Boundary Survey dated 4-30-90.
2. Preliminary Plat dated 9-27-90.
3. Preliminary Grading and Drainage Plan with revision date 10-26-90.
4. Soil Map (no date).

REZONING

The applicant has requested a rezoning of the 40 acres to RE - Residential Estate. The subject property is currently zoned R-R Rural Residential. The property is designated as RED Residential Estate Density on the City's Future Land Use Map. The proposed rezoning to Residential Estate would be in compliance with the City's Comprehensive Plan.

Acting as an advisory body, the Planning Commission may recommend approval of the zoning; however, the City Council may not act upon this request until the Metropolitan Council has completed their review and comment on the City's Comprehensive Plan.

City of Lake Elmo
February 6, 1991
Page 2

PRELIMINARY PLAT

The property consists of 40 gross acres with 12 proposed single family lots. The density does meet the 3.3 acre coverage in the RE zone. All the lots conform to the minimum lot area requirement of 2.5 acres and they all, except for Lot 5, Block 3, have a minimum frontage of 150 feet on a public roadway.

Lot 5, Block 3 only has 60 feet of frontage on the east/west street shown on the plat. This street is also shown as a "future" street to be extended in both east and west directions at a later date. I do question the feasibility of extending this road to the west (along the south lot line of Lot 5, Block 3) due to the topography, soils and wetland constraints in the area. Hence, I suggest that the road be platted as a cul-de-sac.

The soils map for the property shows a considerable area with either moderate or severe limitations for on-site sewer systems. These areas are shaded in on the attached soil map of the area. The lots in question are Lots 1 and 2, Block 1; Lots 1, 2, 3, Block 2; and Lots 1, 2 and 5, Block 3.

No soil test or percolation test have been provided by the applicants. The applicant has also not shown on the preliminary plat a 20,000 square foot area on each lot to be dedicated for septic system use. This area must be exclusive of the proposed house pad, clear of driveway and accessory building locations and in an area where slope and soils permit the installation of a drainfield.

The subdivision plan calls for the extension of 55th Street North approximately 1800 feet north. The developer will be responsible for constructing the street between his property and the existing cul-de-sac. All final construction plans will be subject to approval by the City's Engineer. The proposed street section shown on Sheet 3 is consistent with City Policy.

The property is within the Valley Branch Watershed District and a permit will be required. Drainage and ponding calculations are also shown on Sheet 3. The applicant has not however provided calculations for ponding on Lot 5, Block 3. The preliminary plat also does not show the required drainage easements.

The subject property is encumbered with NSP easements along the east and north portions of the property. The east easement will also restrict the buildable area on all the lot in Block 1 and Lots 3 and 4, Block 3.

City of Lake Elmo
February 6, 1991
Page 3

There is an existing driveway easement on the west end of the property (west end of Lot 5, Block 3).

The boundary survey also shows a tennis court encroachment on the south end of the property (proposed Lot 1, Block 1). The applicant should indicate what they intend to do to remedy the situation.

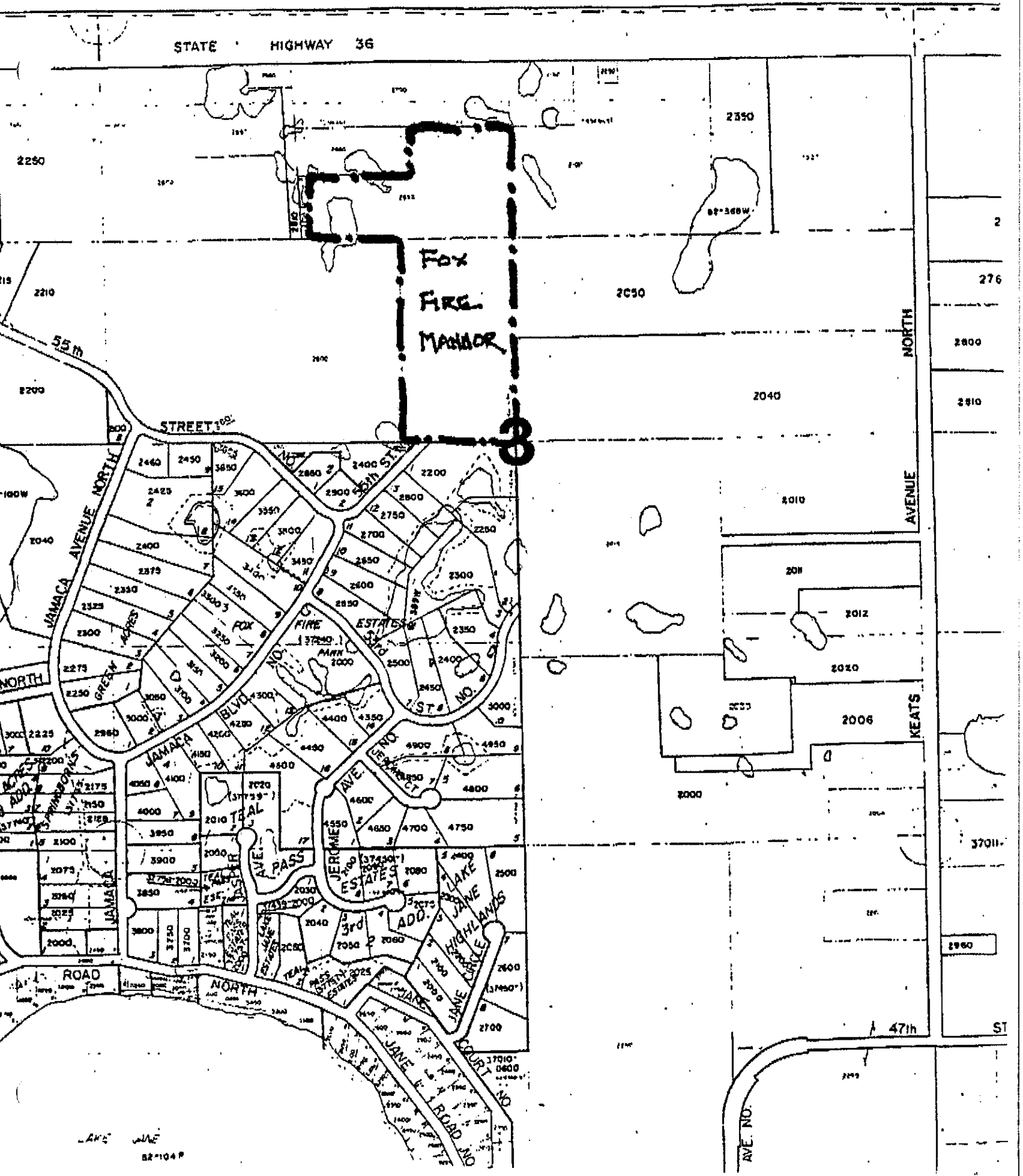
PLANNING RECOMMENDATION

I recommend tabling action on the rezoning application pending receipt of more information supporting the subdivision plan.

I also recommend tabling action on the preliminary plat subject to:

1. Soil test and percolation test shall be provided in accordance with City Policy for Lots 1 and 2, Block 1; Lots 1, 2, 3, Block 2 and Lots 1, 2, Block 3.
2. The preliminary plat must show on each lot an acceptable and suitable area of 20,000 square feet to be dedicated for on-site sewer.
3. The street providing access to Lot 5, Block 3 shall be a standard cul-de-sac and Lot 5 shall have a minimum frontage of 70 feet.
4. The developer shall be responsible for the cost of constructing 55th Street North from the existing cul-de-sac to the subject property.
5. All final grading and construction plans shall be approved by the City Engineer.
6. The applicant shall provide drainage and ponding calculations for the existing ponding area on Lot 3, Block 3.
7. All necessary drainage easements shall be shown on the preliminary plat.
8. The applicant shall indicate what remedy is intended for the tennis court encroachment on Lot 1, Block 1.

LOCATION MAP



STATE HIGHWAY 36

FOX
FIRE
MANOR

STREET 105

55m

NORTH AVENUE

KEATS AVENUE

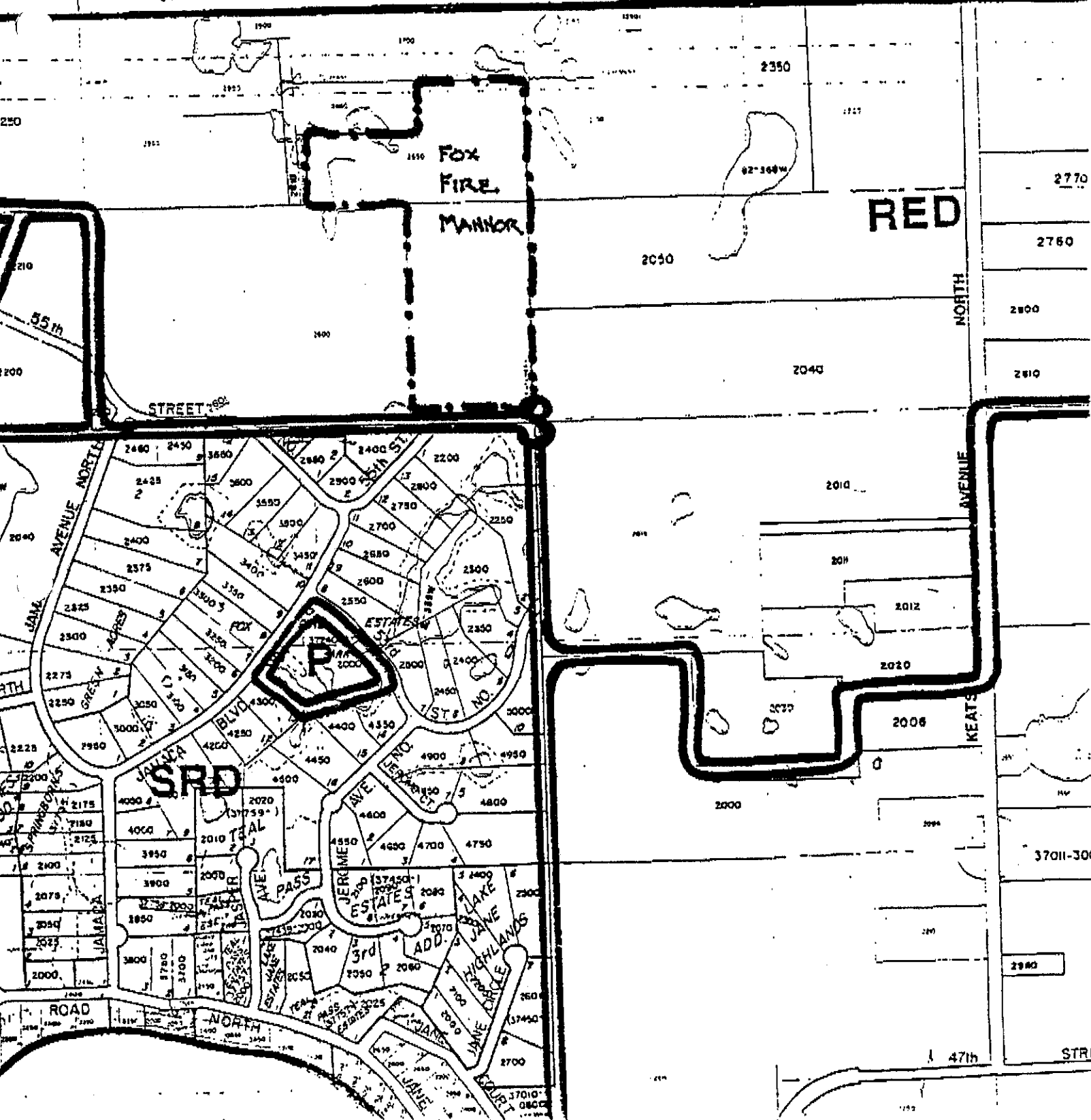
NORTH

47th ST

JANE JANE
82-104 P

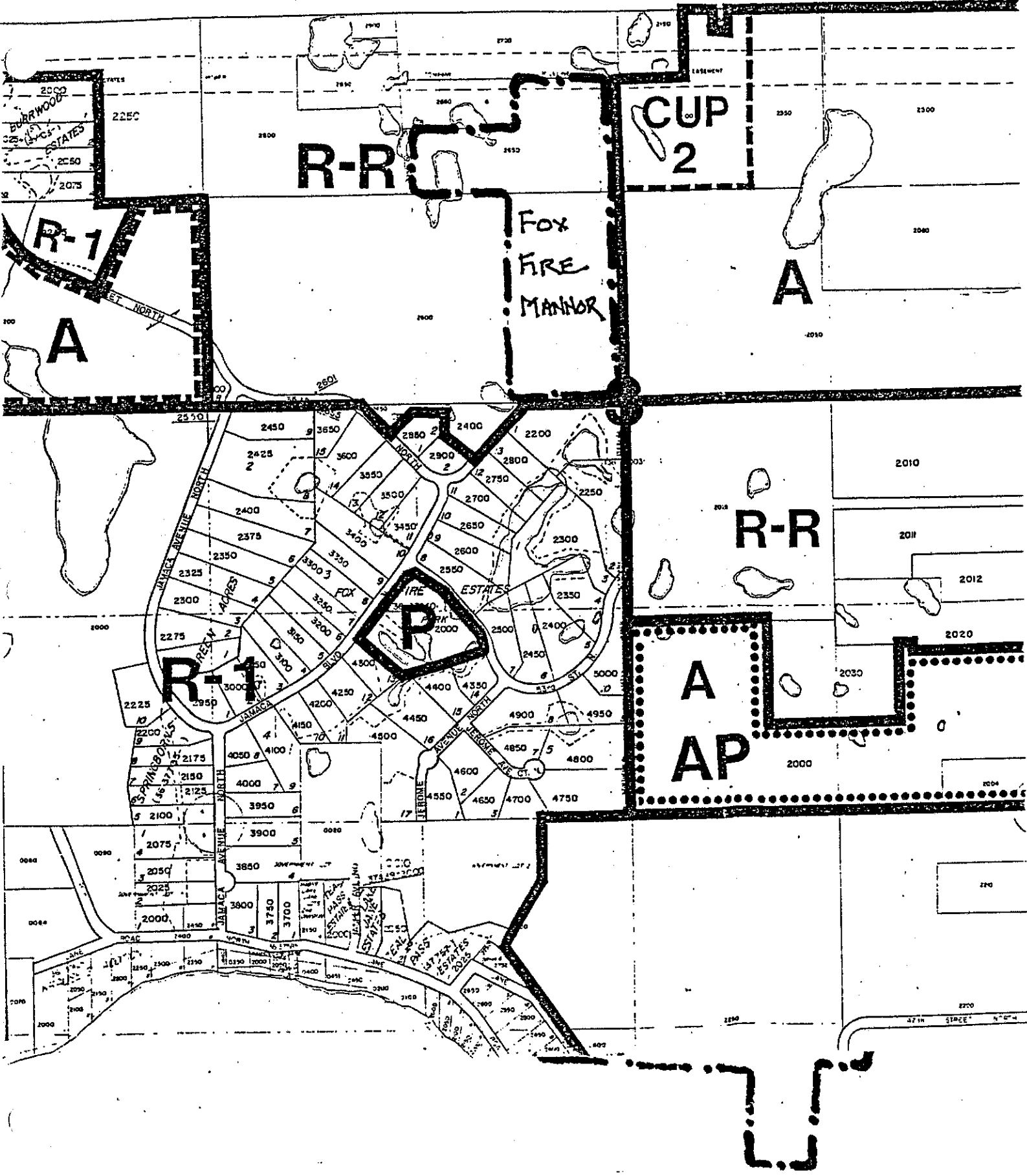
FUTURE LAND USE MAP

STATE HIGHWAY 36

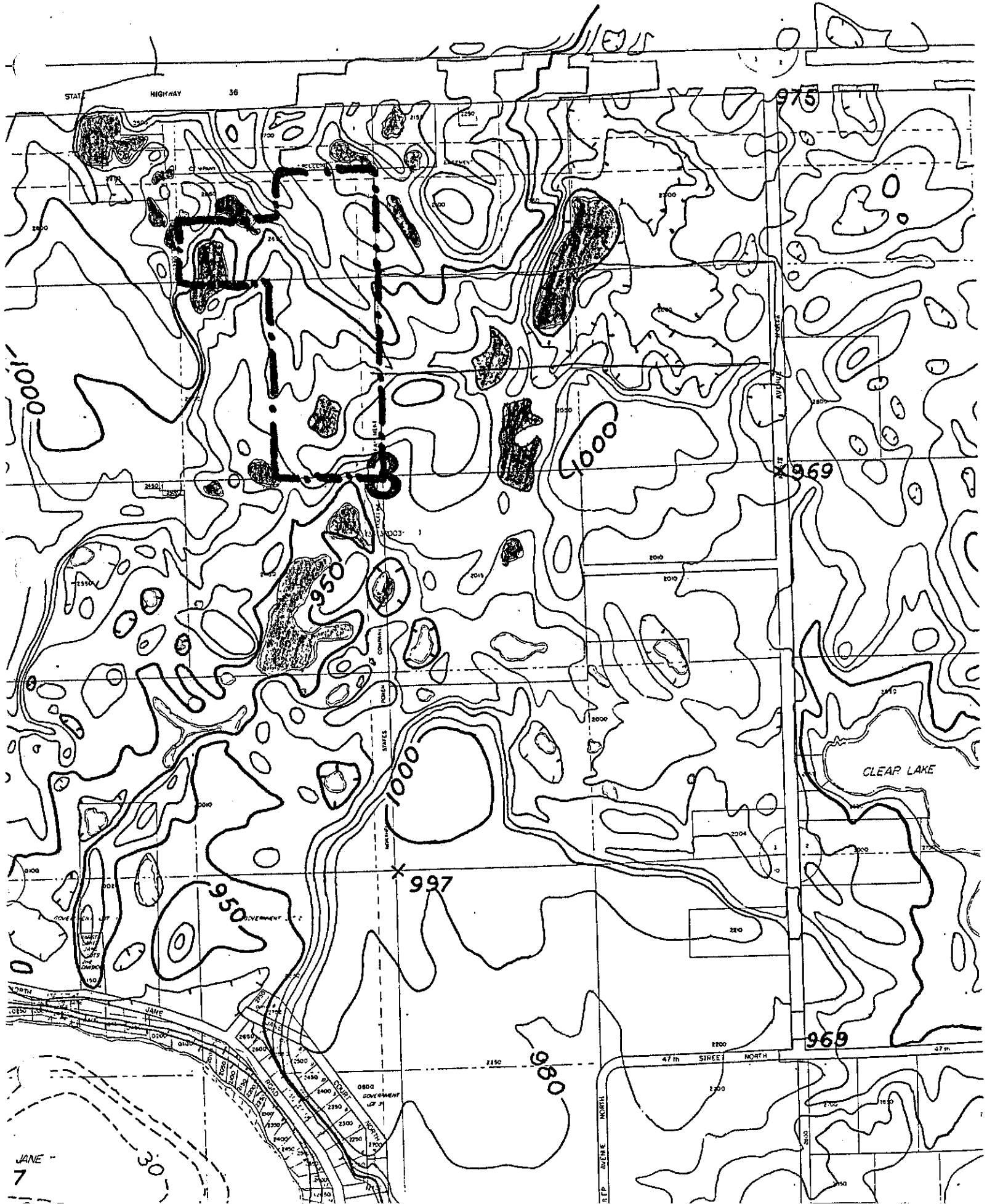


ZONING MAP

STATE HIGHWAY 15



USGS 10 FT. CONTOURS





JAMES R. HILL, INC.
PLANNERS ENGINEERS SURVEYORS

9401 JAMES AVE. SO., SUITE 140, BLOOMINGTON, MN 55431 612/884-3029 FAX 884-9518

PLANNING REPORT

TO: Lake Elmo Planning Commission and
City Administrator, Mary Kueffner

FROM: Mike Black

DATE: February 6, 1991

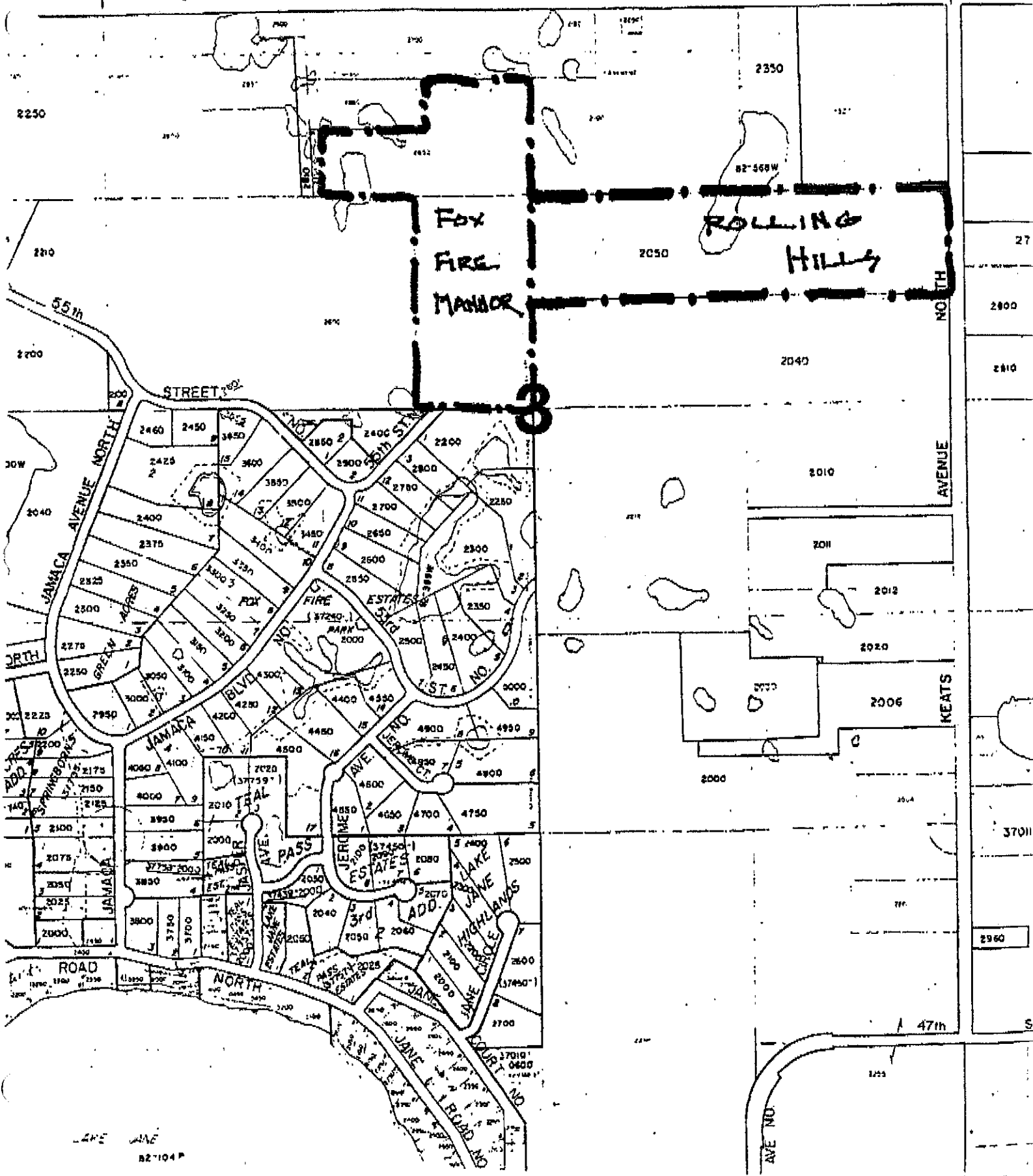
RE: ROLLING HILLS - Concept Plan

This subject property consists of 39.9 gross acres and is proposed for 12 single family lots. The plan does meet the RE density standard. This property is abutting the proposed Fox Fire Manor subdivision. My general comments are:

1. The plan does conform to the RED future land use designation.
2. The density does comply with the RE standard.
3. Outlots A and B on the north side of the street are not acceptable.
4. The street goes through an existing wetland which is not permitted according to Section 306.040 D.3.
5. I do not favor direct access to Keats Avenue for Lot 1, Block 1.
6. Soil and percolation tests will be necessary on all lots with moderate to severe soil limitations for on-site sewers.
7. Each lot must show an area of 20,000 square feet for on-site sewer systems.
8. I question the public need and purpose of the parkland dedicated on the concept plan.

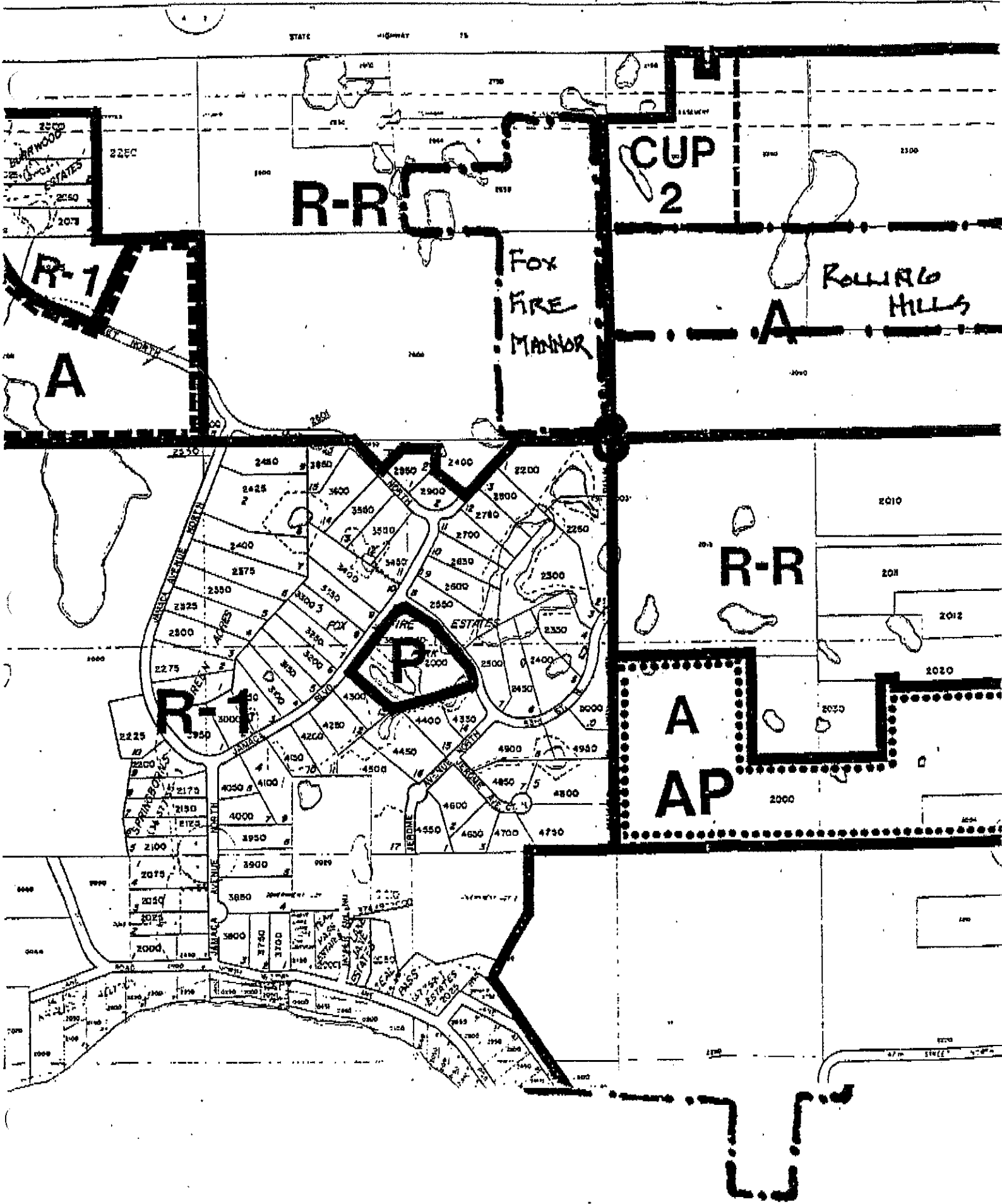
LOCATION MAP

STATE HIGHWAY 36



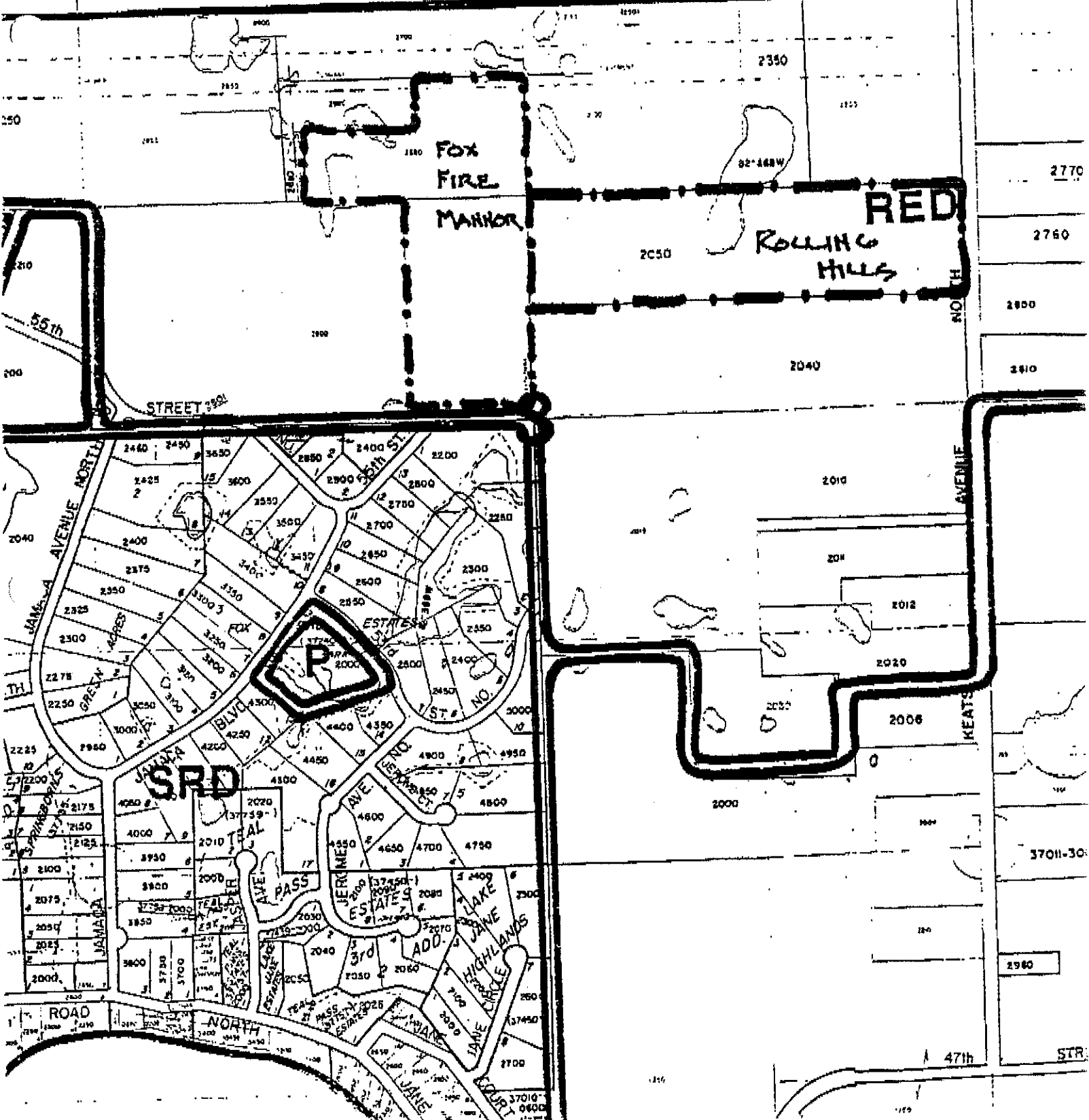
82-104 P

ZONING MAP



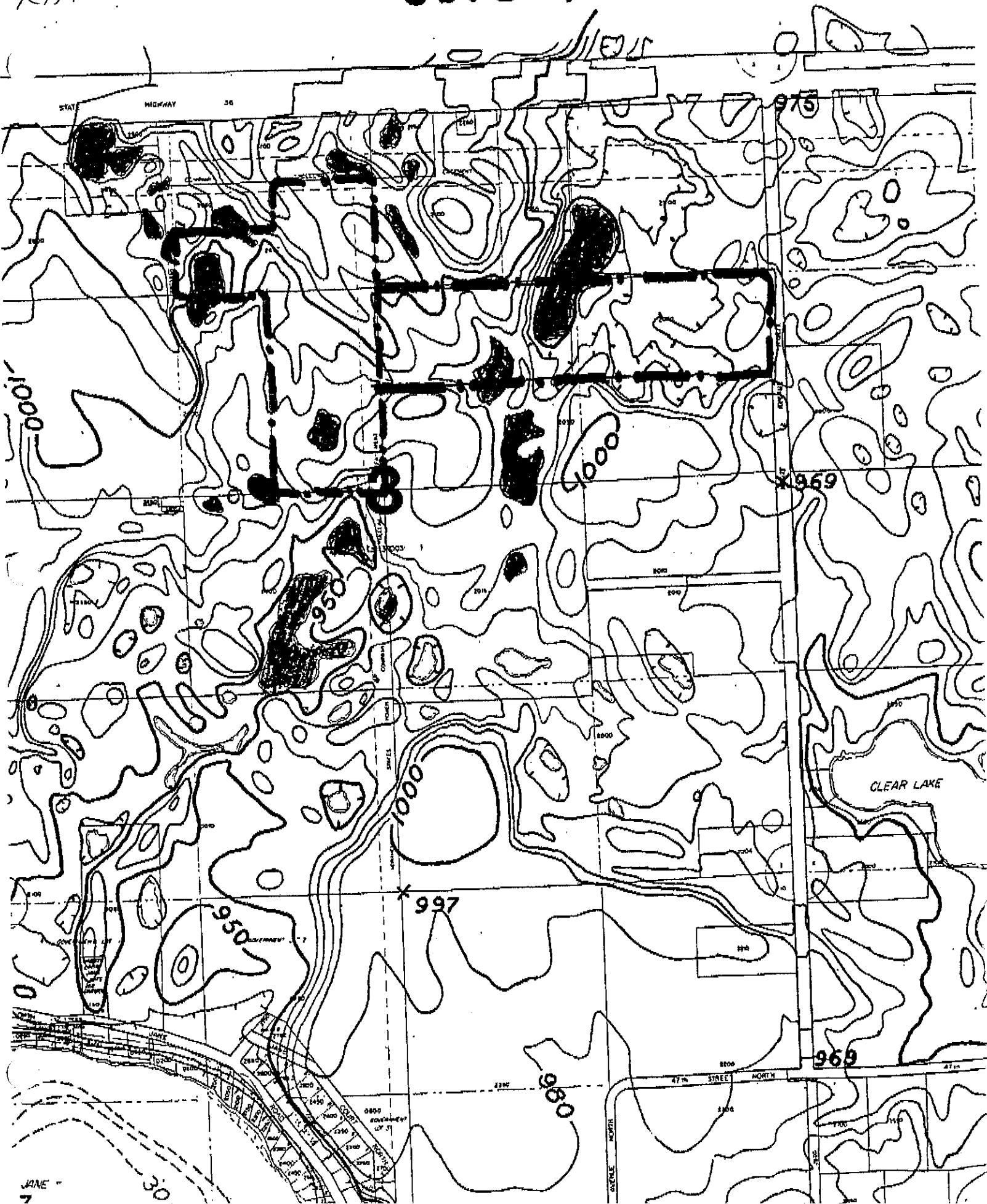
FUTURE LAND USE MAP

STATE HIGHWAY 36



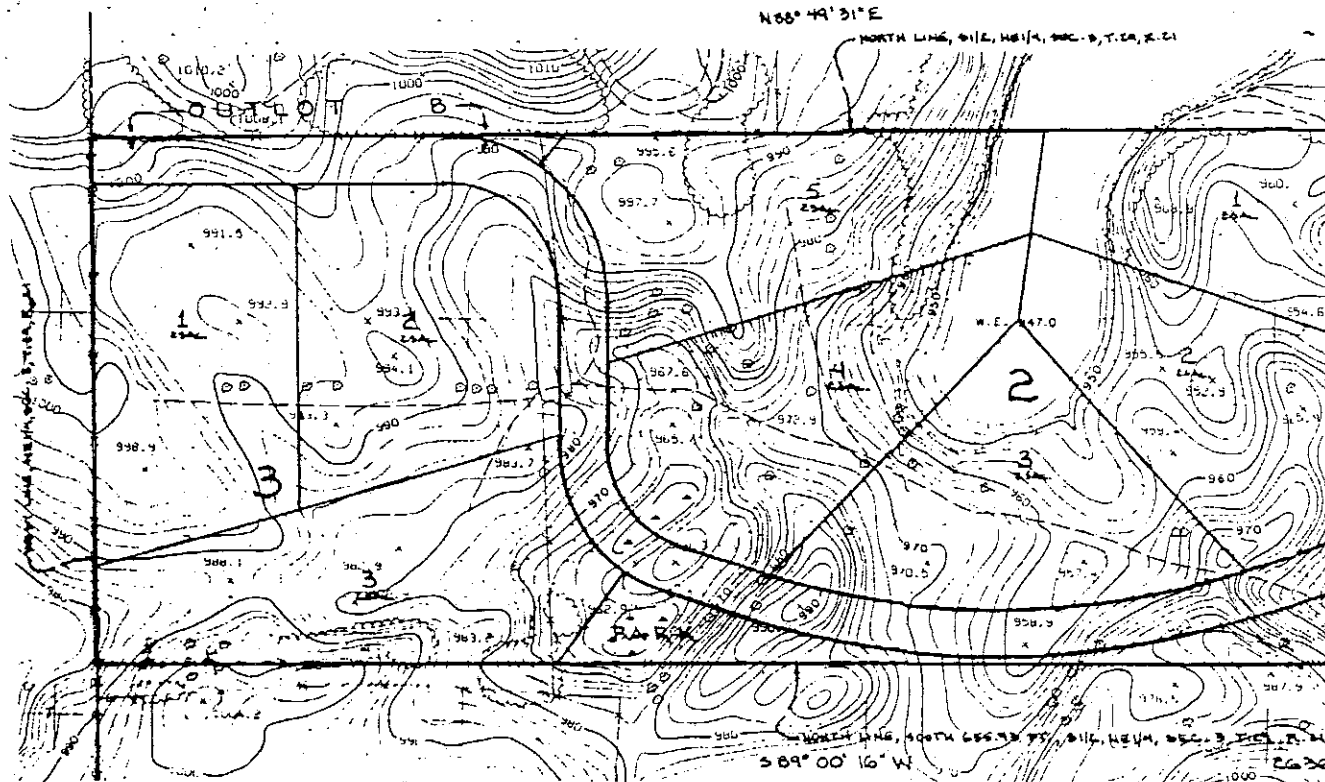
R.H.

USGS 10 FT. CONTOURS



CONCEPT

ROLLING HILLS OF



DRAWN & DEVELOPED

Balson Properties, Inc.
 Charles E. Balson, President
 6579 North Shore Trail
 Farwest Lake, Minnesota 55025

LEGAL DESCRIPTION

Part of the South Half of the
 Northeast Quarter of Section 3,
 Township 29, Range 21, 13th
 north of the north 43.93 feet
 thereof, as measured at a right
 angle to the South line of said
 Northeast Quarter.
 Subject to a roadway easement for
 existing Louis Avenue over the
 said 43.93 feet thereof.
 All in Hennepin County, Mn.

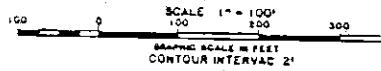
PREPARED & REVISIONS

Earth Surveying, Inc.
 4022 Jefferson St. S.E.
 Columbia Heights, Minnesota 55421
 Phone (612)786-9769
 Fax (612)786-7632

PROJECT ENGINEER

Quentin E. Wood
 270 Sylvia Lane
 Fridley, Minnesota 55432
 Phone (612)574-0654

DATE OF PHOTOGRAPHY 5-07-89



REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: February 11, 1991

AGENDA TOPIC: Limited Business (continuation) Architectural Standards (continuation)	ITEM NO. 6 & 7
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Both of these items were tabled at your last meeting.

I have copied the information from Apple Valley, and I believe Chairman John is trying to put some information together from the U.K.

As much as we all want to get this ordinance done, it's alright to get ideas from other communities and take whatever time is needed so we can present the council with the best possible ordinance possible.

Countryside Pools, Inc.

Fiberglass and Vinyl Swimming Pools

Spas

Chemicals

Accessories

November 29, 1990

Rita Conlin
Planning Commission
City of Lake Elmo
Lake Elmo, MN 55042

Dear Ms. Conlin:

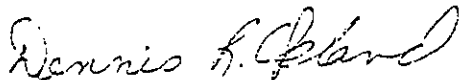
I am writing this letter as a concerned business owner in Lake Elmo. My company was established eleven years ago from ground zero. I know the trials and tribulations of making a business grow and be profitable.

We are located north and east of the wide open quadrant of I694 and I94. The growth in Woodbury directly to the south is exploding with various construction projects extending from residential to shopping malls. This type of growth does not happen overnight, but through a concerted effort by potential developers and city government.

The news from the Lake Elmo side is centered around Oakdale annexing Lake Elmo properties or future developers wanting to establish business but are discouraged or flatly refused due to existing zoning restrictions. I feel strongly the attitude and atmosphere toward business must be changed. Interstate 94 will be lined with businesses some day, with or without Lake Elmo government.

I strongly propose that landowners be encouraged and supported when opportunities are presented to Lake Elmo government so the tax base can remain under Lake Elmo city management. There is still time for corrective action with proper land management.

Sincerely



Dennis R. Opland
President
Countryside Pools, Inc.

DEC 17 1990

Jamie L. Olson for the
JAWETO PARTNERSHIP
7715 Robe Menzel Road
Granite Falls, WA 98252

Mary Knefner and the
Mayor of Lake Elmo
3800 Laverne Ave. North
Lake Elmo Court House
Lake Elmo, MN 55042

December 12, 1990

Dear Mary Knefner, Mayor and City Council Members of Lake Elmo;

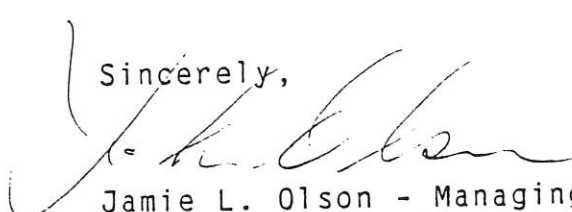
I am responding to the Notice of Public Hearing scheduled for December 17, 1990. I am the managing partner for the JAWETO Partnership which owns the property on I-94, specifically property number 37036-2850. Our property is currently zoned General Buisiness (GB). It has been zoned GB for more than thirty-five years. For most of those years a motel was operated on the property. I have been trying for the last six years to get a permit allowing me some kind of business use.. any kind of business use on this site but have benn denied a CUP to operate an advertising structure here four times over the last six years. Denied illegally! Now you are proposing to **DOWN zone** our property to RAD on the future Land Use Plan!!! Proposing to do away with all GB zoning!!!

This is akin to insanity. The need for business development along the east-bound I-94 corridor of Lake Elmo is pressing to the point of being stressfull. This recommendation only frustrates a development process wich is natural and will ultimately take place with or without Lake Elmo's permission...

In the meantime you will **not** be allowed to **DOWN ZONE OUR PROPERTY!** That is a **taking**. I intend to defend our private property rights in the legal courts of Minnesota until my last penny is spent and my dying breath is drawn.

I do not believe that the government of the City of Lake Elmo can go on tramping private property rights and offending honest, tax-paying citizens forever. It has to stop somewhere.

Sincerely,


Jamie L. Olson - Managing Partner, JAWETO PARTNERSHIP
CC. James J. Hanton



DEC 17 1990

copied to
PZ
12-17-90

fill
LB.

December 14, 1990

Ms. Mary Kueffner, Administrator
Lake Elmo Planning Commission
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

Dear Mary,

The Lake Elmo Business Association, a committee of the Stillwater Area Chamber of Commerce, has spent considerable time reviewing the Planning Commission's recommendation on the proposed Limited Business (LB) Zoning district along the I-94 corridor.

We believe that, like the City of Woodbury, the City of Lake Elmo should take a reasonable approach in planning along the I-94 corridor in assuming that when economic conditions require, urban services may be needed and available. This planning approach is imperative to ensure that this section of land remains in the Lake Elmo city limits, now and in the future.

Enclosed is a revised copy of the proposed Limited Business (LB) Zoning District. Changes are indicated by bold face type. We strongly encourage the Planning Commission to review our input, and consider adopting our recommendations.

Sincerely,

Mike Mazzara
Chair, Lake Elmo Business Association
State Bank of Lake Elmo

LS - Limited Business District

(A) Purpose

The purpose of the Limited Business District is to establish a comprehensive planned framework for development along I-94. This district may be used as a transitional district until such time as urban services are needed and available. The City has determined that it is in the best interest of the City and the region to responsibly manage growth in this district. It is the intent of this district to promote a high quality of business design and development that produces a positive visual image, and minimizes adverse impacts from traffic congestion, noise, odor, glare and similar problems. Specific development goals within this district include the following:

- (1) To encourage a high quality development standard for structures within the district properties, which are among the most visible in the City.
- (2) To protect the natural environment, in accordance with City Ordinances.
- (3) To ~~allow~~ ^{ALLOW} development ^{WHICH COMPLIES} to ~~comply~~ with the capacity of regional and local road systems.
- (4) REMOVE
- (5) To establish permitted, accessory and conditional uses in order to stimulate local economic prosperity along the interstate corridor and within the Metropolitan Rural Service Area while closely monitoring the magnitude of development so not to prematurely demand the expansion of (remove: local) governmental services.

(B) Permitted Uses Permitted uses are as follows:

- (1) Clinics for human care including medical, dental, osteopathic, chiropractic and optometric offices.
- (2) Finance, insurance, and real estate, investment offices, banks. (remove: with no drive-up windows.)
- (3) General offices including administrative, executive, and corporate headquarters.
- (4) Professional offices providing services such as legal, engineering, architectural, accounting, auditing and bookkeeping.

(3) Travel and employment agencies.

(3) Conditional Uses Conditional uses are as follows:

(1) Banks and financial services with drive-up windows.

(2) Health clubs including tennis, racquetball, aerobics, weight lifting, swimming, weight loss clinics (all facilities to be housed inside.)

(3) Limited retail uses including:

(a) retail sales clearly accessory to the permitted principal use of the land, for example: the compounding, dispensing or sale of drugs, prescription items, patient or proprietary medicine, sick room supplies, prosthetic devices or items relating to any of the foregoing when conducted in the building primarily occupied by medical, dental, osteopathic, chiropractic or optometric offices.

(b) The retail sale of commodities to be marketed to the local area such as:

(1) Greenhouses and nurseries, landscaping services, flowers and floral accessories.

(2) Art sales and gallery.

(3) Furniture, home furnishings and related equipment.

(4) Vineyard and winery produce and sales.

(5) Sporting goods, skiing, bicycles, motorcycles, snowmobiles, boats and fishing gear (all storage restricted to inside.)

Handwritten: C-1111-c

(c) Other retail sales marketed toward the automobile traffic and of an impulse nature such as gasoline sales, convenience store and deli foods may be allowed as part of the overall larger development and where said use is clearly subordinate to other permitted land uses.

(5) Full service restaurants where food is served to a customer and consumed while seated at a counter or table.

(6) Golf courses, club houses, golf sales, driving ranges.

(3) Permitted Accessory Uses

Permitted accessory uses shall include required off-street parking, loading areas and signs as regulated in this ordinance. Only accessory structures which are clearly incidental and

Taxes:

subordinate to the business will be permitted.

(E) Minimum District Requirements

- (1) Lot Area: 3 acres
- (2) Minimum Lot Width: 200 feet
- (3) Minimum Lot Depth: 300 feet
- (4) Building setback from property lines:
 - (a) Front 50 feet
 - (b) Side 20 feet
 - (c) Side (street) 50 feet
 - (d) Rear 30 feet
 - (REMOVE: (e) any line adjacent to a residential zone 150 feet)
- (5) REMOVE

~~(6) Maximum Building Heights: 60 feet~~

(7) REMOVE

(8) Maximum total lot coverage of all impervious surface 50 percent

(9) Sewer Discharge: Must comply with city ordinances.

(10) REMOVE

(F) Special district requirements

Due to the high visibility of the Limited Business zone, the following architectural, parking, landscaping, lighting and glare standards shall be in addition to the other existing standards in the zoning code relating to the same:

(1) Architectural Standards

(a) It is not the intent of the City to restrict design freedom unduly when reviewing project architecture in connection with a site and a building plan. However, it is in the best interest of the City to promote high standards of architectural design and compatibility with surrounding structures and neighborhoods. New building proposals shall include architectural plans prepared by a registered architect and shall show the following:

- (1) Elevations of all sides of the buildings.
- (2) Type and color of exterior building materials.
- (3) Typical general floor plans.

- (4) Dimensions of all structures.
- (5) Location of trash containers and of heating, cooling and ventilation equipment and systems.
- (b) The exterior surfaces of all buildings shall be faced with brick, stone, architectural concrete (blocks), precast concrete, glass or equivalent.
- (c) All rooftop or ground mounted mechanical equipment and exterior trash storage areas shall be enclosed with materials compatible with the principal structure.

(2) Parking

All drives and parking lots shall be constructed with concrete or blacktop, and with concrete curb and gutters. Where appropriate, sidewalks may be required.

Parking lot landscape areas, including landscape islands shall be reasonable distributed throughout the parking lot area so as to break up expanses of paved areas.

(3) Landscaping

All yard area shall either be landscaped green areas or open and left in a natural state. Yards to be landscaped shall be landscaped attractively with lawn, trees and shrubs in accordance with a plan prepared by a landscape architect. Areas left in a natural state shall be kept free of litter, debris and noxious weeds. Yards adjoining any residential zone shall contain a buffer area consisting of berms, landscaping and/or fencing for the purpose of screening noise, sight, sound and glare. A reasonable attempt shall be made to preserve as many existing trees as is practical and to incorporate them into the sight plan.

REMOVE next paragraph (i.e. Where areas about residential districts, a buffer area of a minimum depth of 100 feet will be required., etc.)

(4) Lighting and Glare

Plans for new developments shall include a lighting plan denoting the location, type and height of lighting fixtures and the illumination patterns shown on a site plan. Glare whether direct or reflected, such as from floodlights or high temperature processes, and as differentiated from general illumination, shall not be visible at any property line.

(5) REMOVE (Traffic)



Federal Land Company

Yankee Square Office II • 3470 Washington Drive • Suite 102 • Eagan, Minnesota 55122
Tel. 612-452-3303 FAX 612-452-3362

December 17, 1990

Mary Kueffner
City Administrator
Lake Elmo City Hall
3800 Luverne Avenue North
Lake Elmo, Minnesota 55042

RE: Proposed Limited Business Zoning Ordinance

Dear Ms. Kueffner:

Federal Land Company is in receipt of the Notice of Public Hearing that the Planning Commission will be conducting a public hearing on Monday, December 17, 1990, to receive public comment and pass on to the City Council a recommendation on the proposed Limited Business (LB) zoning ordinance. It is Federal Land Company's understanding that a portion of its property located in the northwest quadrant of the intersection of I-94 and County Road 19 will be included in the area designated for Limited Business development on the City's 1990 Future Land Use Plan.

There are two points pertaining to the public hearing and proposed LB zoning classification which Federal Land Company desires to address. The first point is that conducting a hearing on the LB zoning ordinance is premature at this time. The second point is that Federal Land Company feels that the proposed LB zoning ordinance is inadequate and contradictory to the City's best interests.

1. CONDUCTING A PUBLIC HEARING ON THE PROPOSED LB ZONING ORDINANCES IS PREMATURE AT THIS TIME.

Minnesota Statutes Section 473.175 provides that no action shall be taken by any local governmental unit to place a comprehensive plan or any part thereof into effect until the Metropolitan Council has reviewed the plan and the local governmental unit has incorporated any modifications promulgated by the Metropolitan Council. Minnesota Statutes Section 473.858, Subdivision 2 provides that local governmental units shall submit their proposed plans to adjacent governmental units and affected school districts for review and comment at least six months prior to submission of the Comprehensive Plan to the Metropolitan Council. Finally, Minnesota Statutes Section 473.865, Subdivision 2 provides that a local governmental unit shall not adopt any official control (i.e. a zoning ordinance or zoning classification) or fiscal device which is in conflict with its comprehensive plan. The Metropolitan Council has not completed their review of the proposed 1990 Comprehensive Plan recently promulgated by the City of Lake Elmo. The Metropolitan Council will not complete its review nor provide comments until February of 1991. Therefore, the proposed 1990 Comprehensive Plan cannot be adopted by the City until that time.

The existing Comprehensive Plan, whether it be the 1979 Plan as Federal Land Company contends or the 1986 Plan as the City contends, contains no Limited Business (LB) zoning classification. Therefore, pursuant to Minnesota Statutes Section 473.865, Subdivision 2, the City cannot adopt the Limited Business (LB) zoning

Mary Kueffner
December 17, 1990
Page 2

classification or ordinance unless and until the proposed 1990 Comprehensive Plan is actually adopted. The City should, in order to comply with Minnesota Statute, wait until the comments received from the Metropolitan Council (and adjacent communities, if not yet received) are incorporated into the proposed 1990 Comprehensive Plan, prior to considering and adopting the Limited Business (LB) zoning classification and ordinance.

2. THE PROPOSED LIMITED BUSINESS (LB) ZONING IS INADEQUATE AND CONTRADICTIONARY TO THE CITY'S BEST INTERESTS.

Federal Land Company has during the last year provided trial testimony and appeared before the Lake Elmo Planning Commission and Council presenting evidence that the its property in Lake Elmo is unsuited for residential development. The Limited Business (LB) Zoning ordinance being proposed by the City is an acknowledgment that the I-94 corridor is best suited for commercial, rather than residential, development. However, the Limited Business zoning classification and ordinance being proposed is lacking in several respects.

First, the permitted and conditional uses included are much too limited. Retail sales, motels and hotels, motor fuel stations, convenience stores, and fast food restaurants are noticeably absent. The presence of I-94, its diamond interchange with County Road 19 and the location of the Regional Park makes the Federal Land Company property well suited for these uses. There already are several retail and other commercial uses in existence along the freeway. Therefore, it is unreasonable and unfair to limit the uses to those set forth in the proposed ordinance. Furthermore, if the City is serious about broadening its tax base, the uses which I have cited above, especially retail sales and motor fuel stations, must be allowed.

Secondly, the 3.5 acre lot area and 300' x 400' lot size is not conducive to quality development. The maintenance of oversized lots will, in Federal Land Company's opinion, result in unnecessary cost which will cause developers to cut back on building aesthetics and result in large areas containing noxious weeds and areas overgrown with vegetation. It is much more appropriate to regulate lot size and dimensions through reasonable parking and sanitary sewer requirements. Finally, the 300' x 400' lot dimensions will probably preclude development in Federal Land Company's "island area" due to its unique shape, although the area of the parcel is almost 5 acres. Therefore, there should be no specific lot area or dimensions for lots in the LB area.

Thirdly, the setbacks and minimum lot coverages are excessive. I do not know of another city in the metropolitan area which requires greater than a 25% "green area". Based upon Federal Land Company's past experience, if the setbacks and lot coverages being proposed are used, there will be a serious problem controlling weeds and noxious vegetation. This is not conducive to the health, safety or public welfare of the community. Again the legitimate controls for the City is the proper enforcement the sanitary sewer rates as promulgated by the Metropolitan Sanitary Sewer Commission and reasonable parking requirements.

In conclusion, Federal Land Company believes that hearings should not be held on the proposed Limited Business (LB) zoning ordinance unless and until the proposed 1990 Comprehensive Plan is actually adopted. Furthermore, when the Limited Business zoning ordinance is considered, it should be revised to include hotels and motels, retail sales, motor fuel sales, convenience stores, fast food restaurants, and other uses which accommodate the users of the adjacent roadways and park. The lot area and sizes should be eliminated as reasonable requirements for sanitary sewers and parking will dictate lot area and size. Finally, the setbacks and green areas should be substantially reduced to accommodate quality and desirable commercial development.

Mary Kueffner
December 17, 1990
Page 3

Federal Land Company appreciates the opportunity to state its views on your proposed ordinance. We believe that the implementation of the position set forth in this letter is necessary for the City to act lawfully and reasonably on this matter.

Sincerely,

Charles R. Bartholdi

Charles R. Bartholdi
Legal Department, Attorney



JAMES R. HILL, INC.
PLANNERS ENGINEERS SURVEYORS

9401 JAMES AVE. SO., SUITE 140, BLOOMINGTON, MN 55431 612/884-3029 FAX 884-9518

MEMORANDUM

*File
Limited
Business*

TO: Lake Elmo Planning Commission
FROM: Mike Black *h.l. r.l.*
DATE: December 12, 1990
RE: LIMITED BUSINESS DISTRICT

On Tuesday, December 11, 1990, the City Administrator, Mary Kueffner, and myself met with the City Attorney, Jerry Filla, to review the proposed LB district regulations. The following are suggested changes or comments made by the City Attorney at our meeting.

(A) (3) To allow development which complies with the capacity of regional and local road systems.

(A) (4) To guide development by setting stringent requirements for on-site sewer systems in order to avoid a need for expansion of the Metropolitan Urban Service Area line and sanitary sewer facilities.

(C) (1) Any permitted land use with drive-up facilities.

(C) (3) (b) The City Attorney stated that the wording in this section will be subject to future interpretation because of "retail sales...such as". A variety of stores could fit the term "retail sale of commodities to the local area". The following options were discussed:

1. Do not allow any retail sales except those defined in (C) (3) (a).
2. Allow only the retail sales of those listed in (C) (3) (b) (1-5).
3. Re-write the lead in sentence to be more specific - such as, Retail establishments whose primary business is the sale of a single item commodity and marketed to the residents of Lake Elmo such as: (1-5)

(E) (9) The Attorney noted that the reference to Section 309 h and i is in the Interstate Corridor Overlay District ordinance which may be repealed after adoption of the LB District ordinance.

(F) Special District Requirements. Due to the high visibility of the Limited Business zone, the following architectural, parking, landscaping, lighting and glare standards shall be in addition to other existing standards in the zoning code relating to the same and where these requirements may be in conflict with other ordinance requirements the most stringent standard shall apply:

Lake Elmo Planning Commission
December 11, 1990
Page 2

In addition to the above comments, I asked the City Attorney if the City could adopt specific criteria or standards for a conditional use in a LB zone in addition to the existing criteria listed in Section 301.060 D. (page 301-21) which apply to all conditional uses in the City. The Attorney responded that yes we could adopt special criteria for a CUP in the LB zone. The following is then suggested:

(D) (1) Conditional Use Criteria

In addition to the criteria stated and determinations needed for approval of conditional use as stated in Section 301.060 D.1., the following criteria shall also apply:

1. The use will not create an excessive burden on public facilities or services which serve or are proposed to serve the area.
2. The use will be sufficiently separated by distance or screening from any adjacent residential zone and that the structure, use or site shall have an appearance that will not have an adverse effect upon adjacent properties.

cc: Mr. Jerry Filla, City Attorney
Ms. Mary Kueffner, City Administrator



JAMES R. HILL, INC.
PLANNERS ENGINEERS SURVEYORS

9401 JAMES AVE. SO., SUITE 140, BLOOMINGTON, MN 55431 612/884-3029 FAX 884-9518

MEMORANDUM

TO: Lake Elmo Planning Commission and City Administrator
FROM: Mike Black
DATE: January 24, 1991
RE: LB ZONE - LOT COVERAGE

At the January 14, 1991 Planning Commission meeting action regarding maximum lot coverage in the proposed LB zone was tabled pending further study. The attached data sheets help support my recommendations which are to:

1. Maintain the maximum lot coverage by all structures as proposed - 25%.
2. The maximum lot coverage by buildings, parking lots, driveways and other hard surfaces be 50% regardless of lot size.
3. Section (E) (9) be expanded as:

Sewer Discharge: No sewer discharge shall exceed a ratio of 3.0 SAC units per 3.5 acres. No single on-site sewer system shall be designed to handle more than 5000 gallons per day. Each parcel must dedicate areas for primary and secondary on-site sewer treatment areas.

DATA SHEET 1

This is a tabulation of how other cities or counties regulate lot cover. Three methods are typically used; 1) maximum impervious surface, 2) maximum building coverage and 3) floor area ratio.

An 80% total impervious surface coverage is typical where sanitary sewer and municipal water is available. Where on-site sewer systems are used, such as Afton, a 50% maximum coverage is applied.

The maximum building coverage on a commercial or industrial parcel varies from 20% in Woodbury B-1 zone to 50% in the Olmsted County Service Commercial Zone.

The definition of floor area ratio (FAR) is "the numerical value obtained through dividing the gross floor area of a building or buildings by the net area of the lot or parcel of land on which such building or buildings are locate." A FAR of 50% on a 40,000 square foot parcel would permit a building with 20,000 square feet of gross floor area.

Lake Elmo Planning Commission
January 24, 1991
Page 2

DATE SHEET 2

This exhibit shows the setbacks standards for parking areas and buildings on four different hypothetical lots in the LB zone. Setbacks vary depending upon if they are a corner lot, interior lot or a lot adjacent to a residential zone. In all cases, the parking lot setbacks require a minimum green area of 45% of the total lot area. The remainder of the lot, 55% of the total area, could be impervious surface - parking or rooftop. The potential building area coverage is from 33% to 53%.

DATA SHEET 3

This is a calculation of a 25% building coverage on a minimum 3.5 acre lot in the LB zone. The building area plus the required parking spaces together total 63% of the lot as impervious surface area. We know however from data sheet 2 that this is not possible because 46% of the lot area is green space along. A building with less required parking may achieve a 25% building coverage on a lot.

DATE SHEET 4

The purpose of this data sheet is to show that regardless of the final recommendations for percentage of building coverage or impervious surface coverage on a lot, the size of any development on a LB zoned parcel will depend on the limitation of 3.0 SAC units per 3.5 acres.

The City Engineer does not feel we should increase the number of SAC units for each 3.5 acre parcel. This standard comes from the highway overlay zone limitation of no more than 8 SAC units per 10 acres. In fact, the City Engineer recommended that we also put a maximum limit on the size of an individual on-site sewage treatment system. His recommendation was that no single system be allowed to be designed for more than 5000 gallons per day. This would prevent the clustering of a large development with a large private treatment system.

SUMMARY

As proposed, the 25% maximum building coverage is reasonable and in line with the City Ordinances for this type of zoning. I do not see the need for a sliding scale of percent coverage of impervious surface based upon the lot size. A 50% impervious lot coverage will allow greater use and flexibility but in most cases will not be possible to achieve due to the SAC unit limitations on each site.

JAMES R. HILL, INC.
 9401 James Avenue South
 BLOOMINGTON, MINNESOTA 55431
 Phone 884-3029

JOB WMT H ZONE

SHEET NO. _____ OF _____

CALCULATED BY W. B. Hill DATE 1-22-91

CHECKED BY _____ DATE _____

SCALE _____

CITY/COUNTY	ZONE	MAX. LOT COVERAGE	FAR	MAX. BLDG COVERAGE
AFTON	VHSL- Com or Res	10% or 43560	—	—
	T- Industrial	50%	—	—
WOODBURY	B-1 Limit. Bus	—	—	20%
	I-1 Limit. Ind.	—	—	30%
COTTAGE GROVE	B-4 Bus.	—	50%	25%
	I-1 Indust.	—	—	30%
STILLWATER	IP-I Indust.	80%	40%	—
	IP-L Comm.	80%	40%	—
MENDOTA HEIGHTS	B-1 Lim. Bus.	—	50%	—
	B-1A Bus. Park	—	50%	—
PLYMOUTH	B-1 Limit. Office	—	—	25%
	B-2 Retail	—	—	25%
WASH. CO.	LB Limit. Bus.	80%	45%	—
	R-B Retail Bus	80%	45%	—
OLMSTED CO.	R-C Com.	—	—	30%
	S-C Serv. Com.	—	—	50%

FLOOR AREA RATIO (FAR)

$$\frac{\text{GROSS BLDG. FLOOR AREA}}{\text{LOT AREA}} = \text{FAR}$$

JOB

W. L. B.

JAMES R. HILL, INC.
 9401 James Avenue South
 BLOOMINGTON, MINNESOTA 55431
 Phone 884-3029

SHEET NO. _____ OF _____

CALCULATED BY W. L. B.

DATE 1-22-91

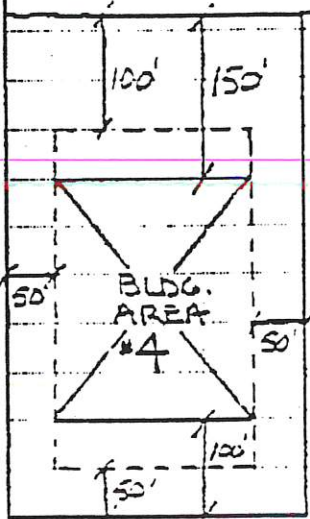
CHECKED BY _____

DATE _____

SCALE $1" = 50'$

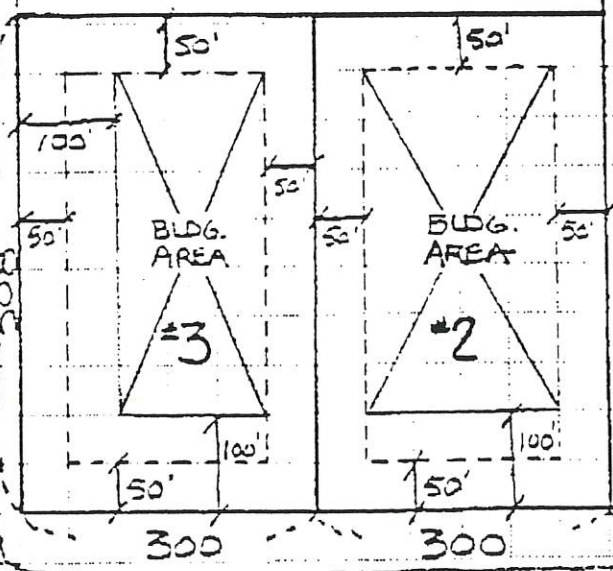
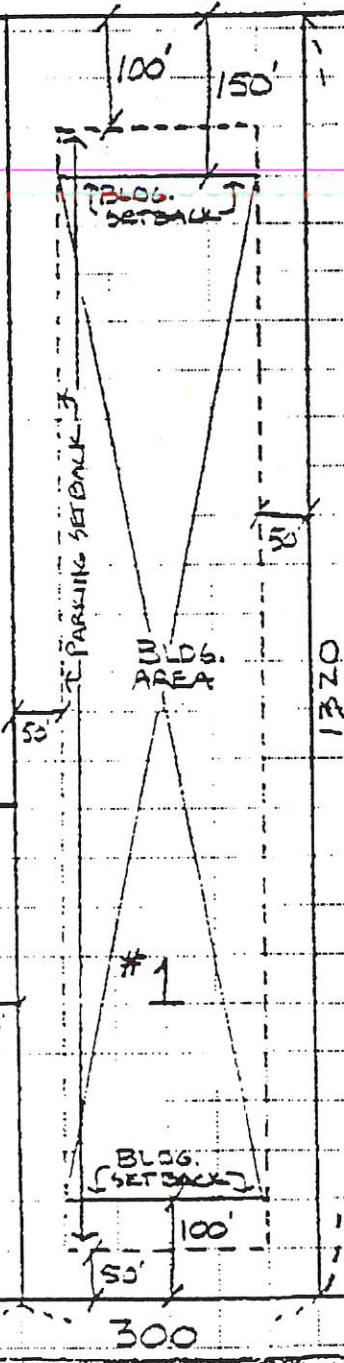
RR
ZONE

LBI
ZONE



SITE#	1	2	3	4
LOT AREA	9. AC.	3.5 AC.	3.5 AC.	3.5 AC.
GREEN SPACE	45%	46%	46%	46%
IMP. SURFACE	55%	54%	54%	54%

BLDG. AREA ONLY	53%	46%	34%	37%
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SERVICE ROAD

JAMES R. HILL, INC.
9401 James Avenue South
BLOOMINGTON, MINNESOTA 55431
Phone 884-3029

JOB DATA SHEET 2
SHEET NO. 1 OF 1
CALCULATED BY W. L. SLI DATE 1-22-91
CHECKED BY _____ DATE _____
SCALE _____

X 3.5 AL.
43,560 sq. Ft.

MINIMUM LOT AREA

152,460 sq. Ft.
X 25%

MIN. LOT AREA IN SQ. FT.

MAX. BLDG. COVERAGE

38,115 sq. Ft.
÷ 200

MAX. BLDG. SIZE *

BLDG AREA PER PARKING REQ.

191
X 300 sq. Ft.

NO. PARKING SPACES

SQ. FT. PER PARKING SPACE

57,172
+ 38,115

PARKING LOT AREA

BLDG. AREA

95,287 sq. Ft.

OR 63% OF LOT AREA

TOTAL IMPERVIOUS SURFACE

* ACCOUNTS FOR ONLY SINGLE STORIE STRUCTURE

JAMES R. HILL, INC.
 9401 James Avenue South
 BLOOMINGTON, MINNESOTA 55431
 Phone 884-3029

JOB _____ **DATA SHEET T**
 SHEET NO. _____ OF _____
 CALCULATED BY W. L. Bill DATE 1-22-91
 CHECKED BY _____ DATE _____
 SCALE _____

LAND USE	TYPICAL SAC UNIT MEASUREMENT	EQUIVALENT SIZE FACILITY ON 3.5 AC. SITE	PERCENT TOTAL BLDG. COVERAGE OF LOT
OFFICE or BANK	1 SAC = 2,400 sq. ft.	7,200 sq. ft.	4.7%
MEDICAL CLINIC	1 SAC = 17 FIXTURES (SINK = 1 FIXTURE) (TOILET = 6 FIXTURES)	51 EQUIVALENT FIXTURE UNITS	
RETAIL	1 SAC = 3,000 sq. ft.	9,000 sq. ft.	5.9%
SERVICE STATION	1 SAC = 3,500 sq. ft. (NO CAR WASH)	10,500 sq. ft.	6.8%
RESTAURANT	1 SAC = 8 SEATING (FULL SERVICE)	24 SEATING (APPROX 1,000 sq. ft.)	6%

NOTE: NO SEWER DISCHARGE SHALL EXCEED A RATIO OF 3.0 SAC UNITS PER 3.5 AC. SITE.

DESIGN GUIDELINES

Design guidelines have been developed for the West Stillwater Business District to ensure consistent quality design. The guidelines will be used to review new development proposals.

Architectural Standards

1. Unadorned prestressed concrete panels, standard concrete block or metal siding shall not be used as exterior materials for new buildings. Architecturally enhanced block or concrete panels may be acceptable.
2. All roof or ground mounted mechanical equipment or exterior trash storage areas shall be completely enclosed with building material compatible with the principle structure. Low profile self contained mechanical units which blend in with the building design located to the side or rear of the building may be permitted.
3. Architectural consistency on all sides of the building is required in terms of colors, material and details.

Landscape Standards

1. Street trees shall be required for all new development. The type of tree and their location shall be approved by the Director of Parks.
2. All area of a lot not used or improved for parking, driveways or storage areas shall be landscaped with a combination of trees, shrubs, flower and ground cover.
3. All new trees shall be balled and burlapped or moved from a growing site with a tree spade and be a 2-1/2 inch caliber for deciduous trees, 6 foot in height for evergreens and 1-1/2 inch caliber for ornamental trees.
4. No more than 50 percent of the required number of trees shall be of one species. No trees shall be American Elms, Box Elder, Poplar or Fearcele Ginko.
5. A minimum 20-foot wide landscaped front yard setback area shall be maintained along all public streets and 10 foot side yard landscaped area maintained on all other sides.
6. A minimum of 10 percent of parking and driveway areas shall be landscaped with trees and shrubs.
7. All utilities must be underground and utility meters screened or integrated into the building structure.

Signs

1. Signs and related building graphics shall be a part of the overall building and site design. Sign size, height,

location and material shall relate to building scale and design.

2. Wall signs or low profile (maximum 6 feet in height) shall be permitted for office, warehouse, wholesale or industrial uses.
3. Retail signage shall be consistent with the Sign Ordinance.
4. A landscaped area equal to twice the sign area comprised of bushes or flowers shall be provided around the base of free standing signs.
5. Multi-tenant buildings may have a low profile free standing building or site location sign as well as individual tenant signs.

Site Plan

1. On-site lighting shall be relative to the overall site and building design and serve functional safety and aesthetic purposes.
2. Overall lighting shall be directed down and shielded from adjacent properties or roadways. All lights shall be contained on the property.
3. Maximum height of parking lot lighting shall be 20 feet to minimize impact on surrounding residential areas.
4. Parking shall be screened from the street by berming, bushes, low walls or changes in the grade of parking areas.
5. All loading areas shall be located to the rear or side of the building and screened and buffered from building on adjacent lots.
6. Parking and loading areas shall be screened from adjacent residential areas by a solid masonry wall or equivalent 10 feet of landscaped gutter on the commercial side of the wall.
7. All outside storage areas shall be screened with opaque fencing and landscaping that will grow up three years to cover 50 percent of the fence face area.
8. Sidewalks shall be provided between residential areas and commercial destinations, schools and park areas.

IMPLEMENTATION PROGRAM

In order to carry out the Goals and Objectives and Land Use Plan, implementation actions are required. Some of the actions are ongoing or will take place in response to actions taken by developers or other jurisdictions. Other implementation impacts are the responsibility of the City and are necessary to carry out the policy contained in the Plan. Actions in this category include zoning amendments, street alignment approval and adoption of Design Guidelines. Together the public action along private activities will result in implementation of the West Stillwater Business Park Plan.

Implementation Actions

Land Use

1. Amend existing zoning classifications and regulations to implement the Land Use Plan.
2. Prepare Comprehensive Plan Amendments, Municipal Urban Service area Amendments and annexations petition as required to implement the plan and assist in the development of the area.
3. Assist in preparation of specific plans or Planned Unit Developments for large development areas, including the Woodland Lakes site, Benson Farm or large multi-use development sites.

ROAD SYSTEM

4. Adopt road plan as part of City Comprehensive Plan for Curve Crest Boulevard , West Orleans Street and Pine Tree Trail extended.
5. Review impacts on the West Stillwater Business Park of MnDOT plans to upgrade State Highway 36 to a freeway and limit access to County Road 5 and South Greeley Street.

UTILITIES

6. Develop capital improvement program indicating phasing and estimating costs for street, water, sewer line and drainage improvements in the Business Park.

PARKS AND OPEN SPACE

7. Develop plan for Benson Farm neighborhood park and coordinate with other community facilities.
8. Assist school district in possible expansion of Lily Lake School Campus.
9. Require open space easement for sloped area around Lily Lake.

AREA DESIGN

10. Adopt Design Guideline and Use to review new development.
11. Prepare Design Plan for County Road 5 entry way into the City of Stillwater and the Business Park.

COORDINATION AND COOPERATION

12. Work with Washington County, Stillwater Township, MnDOT and School District #834 on implementation of the plan.
13. Promote the Business Park development through various public/private partnerships such as SADEC and the Chamber of Commerce.

Steven C. DeLapp
8468 Lake Jane Trail
Lake Elmo, MN 55042

Lake Elmo Planning Commission
Lake Elmo City Offices
3800 Laverne Ave.
Lake Elmo, MN 55042

February 10, 1991

Dear Fellow Commissioners,

I thought it would be useful to address some new approaches to a few items in completing our recommendations to the Council for the Limited Business Zoning District:

1. Why not accept the suggestion of the residents who used stationary from the Lake Elmo Business Association to propose a 60 foot maximum building height.

a. If the City Fire Department telescopic and code required fire suppression systems are capable of providing the same or a higher level of protection than 35 foot buildings without fire suppression systems, then this cannot be a fault.

b. If the building height is balanced with proportional changes in setback distances and if landscaping requirements are strong, then the visual aspects are covered.

c. A 5 story building will probably be well thought out, be a top tax generator, and set a high quality standard for the area.

2. I suggest defining "high quality," as specified in the Comprehensive Plan on page 28. Here are a few of my recommendations as an architect:

HIGH QUALITY

MEDIUM QUALITY

LOW QUALITY

Building Exterior Characteristics:

low maintenance
long lasting
weather resistance
durable
color stable
high tax value
good workmanship

high maintenance
many caulked joints
frequent resurfacing
easily damaged
color fading
low tax value
poor workmanship

HIGH QUALITY

MEDIUM QUALITY

LOW QUALITY

Building Exterior Materials:

field stone	stucco	<spray-on stucco*
cut stone veneer	architectural metal panel	painted wood
baked enamel panels	burnished concrete block	<stained wood
common brick	jumbo brick	decorative concrete block
glass curtain wall	<architectural grade	plain concrete block
	precast panels	<prefinished metal panels
stainless steel panels	veneer brick on metal	smooth or raked precast
metal clad composite	studs over 25 feet high	panels
clay tile veneer	earth sheltered>	precast "tee" panels
	<ceramic tile	monolithic cast-in-place
architecturally designed		concrete
cast-in-place concrete>>		vinyl sheeting
		adobe
		urethane foam

*(Designations are mine. Arrows indicate position change by one (<) or two (<<) other architects registered in Minnesota:

Dick Blundell (Rosemount, with house on 5 acres)

Bob Joslin (Stillwater, designed Church on front page of Free Press two weeks ago)

Ralph Olson (Woodbury, would like to move to Lake Elmo)

Larry Weinzettl (Richfield, grew up in St. Paul East Side))

Uses (commercial outside city center)

colleges	golftennis clubs	gas stations
corporate headquarters	hospitals	restaurants
office buildings	medical clinics	billboards
corporate training centers	zero-emission	retail sales
corporate retreats	research centers	driving ranges
think tanks	individual consultation	health clubs
limited access libraries	telephone switching	warehouses
regional institutions		storage
professional offices		sales offices
corporate consultation		research laboratories
		light manufacturing
		product distribution
		wholesale sales
		product servicing

Very Truly Yours,

Steve