

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

APRIL 8, 1991

7:30 p.m. MEETING CONVENES

1. AGENDA
2. MINUTES: March 25, 1991
3. FOX FIRE MANOR (continuation) Rezoning to RE and Preliminary Plat.
4. CONCEPT - REZONING FROM RR TO AG:  
Neil & Deb Krueger
5. LIMITED BUSINESS (continuation)
6. 1989 AUDIT REPORT.
7. OTHER
8. ADJOURN

LAKE ELMO PLANNING COMMISSION MINUTES

MARCH 25, 1991

Chairman John called the Planning Commission meeting to order at 7:40 p.m. in the City Council Chambers. Present: John, Conlin, Thomas, Enes, Schubert, Stevens, Johnston, City Planner Black, City Administrator Kueffner, Councilman Johnson. Absent: DeLapp, Bucheck, Wilfong, Mcleod.

1. AGENDA

M/S/P Enes/Stevens - to approve the Agenda as presented (Motion carried 7-0).

2. MINUTES: March 11, 1991

M/S/P Stevens/Enes - to approve the March 11, 1991 minutes as amended. (Motion carried 6-0-1, abstain: Thomas).

3. SITE & PLAN REVIEW: Lake Elmo Park Reserve Maintenance Building

Jack Perkovich, Washington County Public Works Director of Parks, presented the Site & Building Plan of a 7,000 s.f. maintenance building to be located in the Lake Elmo Park Reserve. Mr. Perkovich stated he has been working with City Building Official Jim McNamara in order to build to City Code and Ordinance. Access to the building will be from Hwy 5 through the farm and available to County vehicles only. This building will be the central maintenance facility to serve all parks in Washington county. Lake Elmo Park Reserve is the County's number one park requiring the largest amount of maintenance (two-thirds of maintenance time is spent in Lake Elmo). Traffic should not increase dramatically. This building will be totally funded by user fees.

M/S/P Conlin/Stevens - to recommend approval of this Site & Plan for the Lake Elmo Park Reserve Maintenance Building with the understanding the Planning Commission does not wish this building to set the architectural standard for the rest of Lake Elmo. (Motion carried 7-0).

4. ARABIAN HILLS: (continuation) Rezoning from RR to RE and Preliminary Plat Approval.

Roger Kolstad, developer of Arabian Hills, presented a revised preliminary plat map of Arabian Hills. "Outlot A" was eliminated. Mr. Kolstad pointed out in the covenants the requirement that the homeowner plant 26 trees total within 2 years after moving into the home, also across the back 50 feet of every lot a wild area is to be left with 300 seedlings to be planted within the first 3 years.

The Commission suggested Mr. Kolstad define the size and type of tree in the covenants, the size suggested was 2" caliper. City Planner Black stated covenants are beyond our City ordinance and cannot be enforced by the City. Commissioner Enes suggested rebates or escrow as an incentive for homeowners to plant trees. Chairman John suggested changing the exit of 53rd Street onto Keats to swing around the west side of block 1, lot 1 and exit on the north side of the lot in order to avoid headlight traffic shining into Keith Raleigh's house on Keats Ave. This suggestion was rejected as it would create a dangerous exit onto Keats due to a hill, and it was not felt that Mr. Raleigh would suffer greatly.

Regarding Park Land Dedication, Mr. Kolstad stated his interpretation of what the Park Commission currently wants is 6 continuous acres in the area, to satisfy the Park Dedication for the three plats: Arabian Hills, Fox Fire Manor, and Rolling Hills. Mr. Kolstad has tried to purchase land in the area that may be acceptable to the Park Commission, but found property owners in the area did not want to sell. Mr. Kolstad stated then the alternative would be for him to give up Lot 10, Block 2 as a park. Mr. Kolstad stated he would prefer to pay a park dedication fee, which he offered \$700.00 per lot, but since the Park Commission insisted on 6 acres of land he will give up this lot. Mr. Kolstad stated this lot (10) is a very nice lot with many of trees.

Commissioner Stevens stated he had talked with the Chair of the Parks Commission, Nancy Hansen, today and she indicated specifically the area which was most desirable. It was pointed out to Commissioner Stevens the Parks Commission, at their regularly scheduled meeting, did not specifically state where the Commission wanted the 6 acre park, only that they requested 6 acres for the Park Land Dedication in a unanimous vote. Councilman Dick Johnson stated he also talked with Nancy Hansen, she suggested a site in the Rolling Hills proposed subdivision. One reason is there is a good site near a lake, and also, it is farther away from Kleis Park, giving some distance between the parks to serve more area. Councilman Johnson stated this is one individual's opinion on the park, not a recommendation from the Parks Commission as a whole. Mr. Kolstad stated taking 6 acres out of Rolling Hills would be tough, it would take two to three lots out.

Chuck Nelson and Roger Kolstad accepted a few suggested changes to the covenants by the Planning Commission.

M/S/P Thomas/Conlin - to recommend rezoning for the property to be known as "Arabian Hills" from RR to RE. (Motion carried 5-0-2, abstain: Schubert, Stevens).

M/S/P Stevens/Conlin - to recommend approval of the Preliminary Plat of "Arabian Hills" subject to the resolution of the park land dedication, and subject to the plat meeting all the recommendations listed 1-7 of City Planner Black's report dated March 8, 1991 (item #7 being amended to read "be required to satisfy park dedication ordinance"). (Motion carried 6-0-1, abstain: Schubert).

M/S/P Johnston/Conlin - to recommend the City Council adopt the language and intent of the State Statute protecting existing farming operations as part of the City Code. (Motion carried 7-0).

4. FOX FIRE MANOR: (continuation) Public Hearing Rezoning to RE and Preliminary Plat Approval.

Chairman John re-opened the public hearing at 9:25 p.m. All adjoining property owners were re-notified.

Greg Frank, representing Pacesetter Properties, presented a revised preliminary plat addressing the recommendations by City Planner Black and City Engineer Prew. This Company will be working with Roger Kolstad on the Park Dedication, in this case there will be no land taken from this subdivision, but will meet the Park Dedication requirement jointly with Mr. Kolstad. Larry Liles, Pacesetter Properties, stated he feels under duress with the plan of 6 acres being forced on them. According to the City's Park Dedication Ordinance, Pacesetter Properties is only required to dedicate 1.8 acres for park land.

Steve Korhel, 5540 Keats, stated the three proposed subdivisions surround his property and it's become important to him to have access to his back 20 acres from the west. He feels land locked. Chairman John asked Mr. Korhel how he gains access to his back property now? Mr. Korhel stated from the east.

Robert Ziertman, 10193 60th Street, suggested Mr. Korhel get together with the developers and work with them.

Morris Pederson, 9585 60th Street, stated this developments survey has placed a stake approximately 3 feet into his property. Larry Liles stated he will contact his surveyor and solve this properly with Mr. Pederson. Mr. Ruben Lauseng, 9591 60th Street, stated he also would like to be included in this survey discussion since his property borders the other.

The public hearing was closed at 9:45 p.m. by Chairman John.

Commissioner Stevens presented overhead projections of rainfall and peak discharge on this property before and after development. Mr. Frank addressed Commissioner Stevens questions.

Commissioner Schubert asked how long this cul-de-sac would be temporary? The developer of Rolling Hills is planning on continuing this street out Keats, so it will not be temporary for long. Also, The Forest and Lake Elmo Heights are examples of cul-de-sacs that exceed 800 feet. Administrator Kueffner stated what's been done in the past is the Planning Commission can look at this cul-de-sac as a variance which the Planning Commission addresses, or as a temporary non-conforming cul-de-sac until Rolling Hills goes through.

M/S/P Thomas/Enes - to table this application for two weeks. (Motion carried 7-0)

5. 1989 AUDIT REPORT

M/S/P Enes/Thomas - to table discussion of the 1989 Audit Report due to the absense of Ann Bucheck. (Motion carried 7-0).

The meeting was adjourned at 10:00 p.m. by Chairman John.

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: April 8, 1991

AGENDA TOPIC: FOX FIRE MANOR (continuation) Rezoning to RE and Preliminary Plat.
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ITEM NO. 3.
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This rezoning application was postponed at your March 25, 1991 meeting so that you could discuss this among yourselves, after closing the public hearing.

Rezoning: Please refer to your Comprehensive Plan. One requirement for a rezoning is that the property conforms to the City's Comprehensive Plan. This property does. Therefore, staff recommends that you recommend to the City Council rezoning of the subject property from Rural Residential (RR) to Residential Estates (RE).

Preliminary Plat: This preliminary plat application was also tabled at your last meeting. I have enclosed some information regarding how the City has dealt with cul-de-sacs that exceed the 800' allowed by code, when the cul-de-sac is proposed to be temporary.

You have also recently approved "The Forest", which has a cul-de-sac approximately 1377 feet lon, and this is permanent. I have again included the concept from "Rolling Hills", the next development that will extend this temporary cul-de-sac thru to Keats Ave.

I have also attached the report from Barr Engineering, the Watershed's engineer. This recommendation will be acted on formally at VBWD's April 10th meeting.

If you need additional information, or have any questions, please feel free to call me.



**JAMES R. HILL, INC.**  
PLANNERS ENGINEERS SURVEYORS

2500 WEST COUNTY ROAD 42, SUITE 120, BURNSVILLE, MINNESOTA 55337 (612) 890-6044 FAX 890-6244

PLANNING REPORT

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

FROM: Mike Black *Mike Black*

DATE: March 21, 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. Soil Test, dated 2-27-91.
2. Declaration of Protective Covenants and Restrictions.
3. Drainage Study and Calculations by McCombs Frank Roos Associates, Inc., dated 3-8-91.
4. Drainage Area Map, revision date 3-6-91.
5. Boundary Survey, dated 4-30-90.
6. Preliminary Plat, revision date 3-6-91.
7. Preliminary Grading and Drainage Plan, revision date 3-6-91.
8. Preliminary Landscape and Waste Water Disposal Plan, dated 3-6-91.
9. Soil Map, revision date 3-6-91.

Lake Elmo Planning Commission  
March 21, 1991  
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### 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.

### PRELIMINARY PLAT

The subject property consists of rolling terrain with a topographical difference of approximately 80 feet across the land. The high elevation in the northwest of the site is 1036 and the low elevation is 952 in the south end of the site. The property is within the Valley Branch Watershed District and a permit from that agency will be required.

The soils map for the property does show areas with moderate to severe limitations for on-site sewer systems. The lots in question - Lots 1 and 2, Block 1 and Lots 1, 2, and 3, Block 2 - have been tested for percolation rates. On all lots a primary and secondary drainfield area of 20,000 square feet has been designated.

The proposed 12 single family lots on the 40 gross acres does meet the density standards of the RE zone. The lots also meet the other performance standards of the RE zone.

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.

### PLANNING RECOMMENDATION

I recommend that the Planning Commission pass a motion recommending to the City Council approval of the rezoning from R-R Rural Residential to RE Residential Estates for the following reasons:

1. The proposed rezoning does comply with the RED land use designation in the Comprehensive Plan.
2. The existing zoning of R-R would not permit the density and policies of the RED land use described in the Comprehensive Plan.
3. The RE zone and the development of the land in accordance with all RE standards will provide land use compatibility with adjacent properties.



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March 21, 1991  
Page 3

I also recommend that the Planning Commission pass a motion recommending to the City Council approval of the preliminary plat of Fox Fire Manor (with revision date 3-6-91) subject to:

1. All final grading, drainage and street plans shall be approved by the City Engineer prior to the commencement of site grading.
2. A permit shall be obtained from the Valley Branch Watershed district prior to site grading.
3. A revised landscaping plan shall be submitted which specifically denotes the size, type and approximate location of trees to be planted.
4. Prior to the construction of a home on any lot, the proposed drainfield area shall be roped off to prohibit the driving of vehicles over the area.
5. The applicant shall be required to satisfy the Park Dedication requirement according to the City Ordinance.



MAR 21 1991

# TKDA

ENGINEERS ARCHITECTS PLANNERS

TOLTZ, KING, DUVALL, ANDERSON  
AND ASSOCIATES, INCORPORATED

2500 AMERICAN NATIONAL BANK BUILDING  
SAINT PAUL, MINNESOTA 55101-1803  
612/292-4400  
FAX 612/292-0083

March 20, 1991

Planning Commission Members  
3800 Laverne Avenue  
Lake Elmo, Minnesota

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

Dear Commission Members:

Submitted to the Engineer were plans dated March 6, 1991. The following are our comments:

## Soils

The developer has tested Lots 1 and 2, Block 1; and Lots 1, 2 and 3 of Block 2, for septic system drainfields. All these lots have the required 20,000 square feet suitable for drainfield purposes.

## Drainage

Drainage computations have been submitted and are in conformance with the City Code.

## Site Plan

A site plan has been submitted. A ponding easement on Lot 3, Block 2, will be needed when the final plat is submitted.

## Street Design

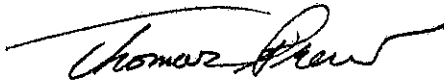
The street design meets our standards.

Planning Commission  
Lake Elmo, Minnesota  
March 20, 1991  
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### Conclusion

We recommend approval of this preliminary plat.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Thomas D. Prew". The signature is fluid and cursive, with a long horizontal stroke at the end.

Thomas D. Prew, P.E.

TDP:j

cc: McCombs, Frank, Roos Associates  
Pacesetter Properties

FOXFIRE MANOR  
LAKE ELMO, MINNESOTA

LOCATION

The project is located south of T.H. 36 and north of 55th Street N., in the northwest quarter of Section 3, T29N, R21W, in the City of Lake Elmo. The Foxfire Estates development is directly south and the proposed Arabian Hills development is located directly east of this proposed development.

DESCRIPTION

The applicant wishes to subdivide this 40-acre parcel into 12 single-family lots, each at least 2.5 acres in area. One of the lots includes an existing homesite. Included in the project is the construction of one street, 55th Street North, and the creation of three detention ponds to control runoff rates.

WETLAND PROTECTION CONCERNS

Lot 5, Block 3 contains a pond identified on the National Wetlands Inventory. There will be no alteration to the pond as a result of development.

WATER MANAGEMENT CONCERNS

Almost the entire site is tributary to a three-acre pond just off the southwest corner of the site, and is included on the National Wetland Inventory map. The outlet from this pond carries water east to the ponds in the Foxfire Estates development.

Each of the three proposed detention ponds will provide four feet of dead storage below the outlet elevation. The ponds will provide adequate storage to maintain runoff rates at or below the existing rates. The applicant has determined the 100-year flood elevation for each pond.

EROSION CONTROL CONCERNS

The applicant's grading plan calls for the installation of silt fencing at various locations along the perimeter of the site where sediment-laden runoff could leave the site. However, hay bales are needed in the proposed road ditches to help control erosion, a temporary rock construction entrance is needed at the entrance to the site from 55th Street North, and 55th Street

North will require sweeping if sediment is transported onto the road as a result of construction.

SUGGESTED CONDITIONS OF APPROVAL

1. All disturbed areas shall be seeded and mulched or sodded within two weeks following completion of construction grading, seasonal weather conditions permitting.
2. The placement of erosion controls shall precede all other construction work, when possible, and be maintained throughout the construction period until turf is established.
3. The entrance to the site from 55th Street North shall be surfaced with crushed rock across the entire road width from the entrance to a point not less than 50 feet into the site. The rock layer shall be 6 inches thick. 55th Street North shall be swept free of all sediment which is transported onto the road as a result of construction.
4. Double rows of double-staked hay bales shall be installed at 150-foot intervals along the ditches.
5. The VBWD engineer shall be notified at least three days prior to commencement of work to schedule an inspection of the project's erosion controls. The erosion controls must be in place and properly installed before grading may commence.
6. The minimum building elevations are as follows and shall be recorded on the final plat:

Lot 4, Block 1	Elevation 999.5
Lot 1, Block 2	Elevation 968.5
Lot 3, Block 2	Elevation 986.1
7. Drainage easements shall be granted to the City of Lake Elmo which cover land adjacent to the ponding areas up to the 100-year flood elevation. The City of Lake Elmo shall be responsible for all maintenance within drainage easements.

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: April 8, 1991

AGENDA TOPIC: CONCEPT - REZONING FROM RR TO AG.  
Neil & Deb Krueger

ITEM NO. 4.

The owners of the property, consisting of approximately 36 acres, have submitted an application for rezoning from RR to Ag.

In the interest of expediting this application, I have caused the public hearing notice to be published so that you can hold the required public hearing at your next meeting.

I would, however, appreciate a motion from the Commission to hold a public hearing on April 22, 1991 at 7:30 p.m. to consider this request so we follow the procedural guidelines in our code.

DEVELOPMENT APPLICATION FORM

- Comprehensive Plan Amendment
- Zoning District Amendment RR to Ag.
- 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

Pal #100  
3-15-91

Applicant NEIL & DEB KRUEGER 4452 LAKE ELMO AVE. N. 439-9186  
 (Name) (Address) (phone)

Owner SAME  
 (Name) (Address) (phone)

Property Location (Street Address and Legal Description):  
4452 LAKE ELMO AVE. N. / THAT PART OF E 1/2 - SE 1/4 SEC. 11 T29 R21 LYING  
NORTHERLY OF CENTER LINE OF CURRENTLY EXISTING EAST WEST ROADWAY KNOWN AS  
43RD STREET NORTH.

Description and/or Reason for Request (Cite Ordinance Section):  
WE REQUEST REZONING FROM RURAL RESIDENTIAL TO AGRICULTURE BECAUSE WE  
ARE RAISING CHRISTMAS TREES AND WANT TO BE ABLE TO SELL THEM RETAIL.  
WE WOULD ALSO HAVE A SEASONAL GIFT SHOP ALONG WITH THE TREE SALES.

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.

Deborah B. Krueger 3-14-91  
Neil A. Krueger  
 Signature of Applicant Date



NOTICE OF PUBLIC HEARING

The Lake Elmo Planning Commission will hold a public hearing on Monday, April 22, 1991 at 7:30 p.m. at City Hall, 3800 Laverne Avenue N., Lake Elmo, MN to consider the request of Neil and Deborah Krueger for rezoning the following described parcel from Rural Residential (RR) to Agricultural (AG); to wit:

that part of the E 1/2 of the SE 1/4 of Section 11,  
Township 29, Range 21, lying northerly of centerline of  
currently existing East/West Roadway known as 43rd Street.

This parcel consists of approximately 36 acres and is commonly known as 4452 Lake Elmo Avenue N.

All persons who wish to be heard regarding this proposed rezoning will be given that opportunity at the public hearing. Written comments will be accepted up until the closing of the public hearing.

Mary Kueffner

City Administrator

April 2, 1991

Published in the St. Croix Valley Press on April 10, 1991

Ray Krueger  
Croixdale Retirement Home  
334 7th Avenue N.  
Bayport, MN 55003

Jed & Darla Wier  
10875 N. 43rd Street  
Lake Elmo, MN 55042

Steve Pott  
4212 Lake Elmo Avenue N.  
Lake Elmo, MN 55042

Bernard & Kay Day  
4550 Lake Elmo Avenue N.  
Lake Elmo, MN 55042

Doug & Fran Williams  
4596 Lake Elmo Avenue N.  
Lake Elmo, MN 55042

Lowell & Bev Rieks  
4564 Kimbro Avenue N.  
Lake Elmo, MN 55042

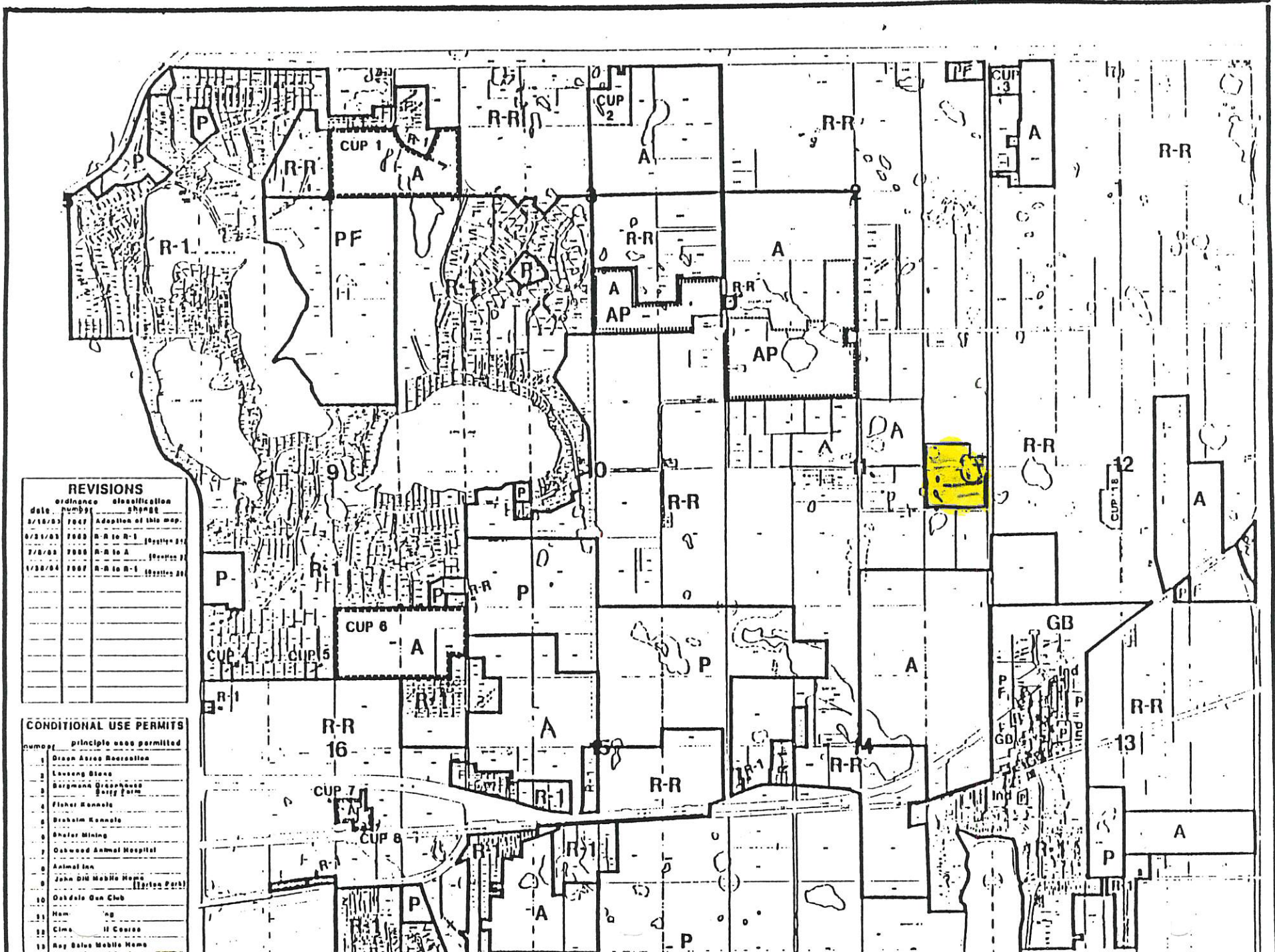
Williams & Teresa Boylan  
10711 N. 50th Street  
Lake Elmo, MN 55042

Modernistic Die Cutting Inc.  
169 E. Jenks Avenue  
St. Paul, MN 55117

Laura Buggert  
1115 Devonshire Curve  
Bloomington, MN 55431

Neil & Deb Krueger  
4452 Lake Elmo Avenue N.  
Lake Elmo, MN 55042

AREA FOR REZONING 36 ACRES



REVISIONS		
date	number	description
8/18/83	7047	Adoption of this map.
8/21/83	7050	R-R to R-1 (Section 2)
7/8/83	7000	R-R to A (Section 2)
1/28/84	7067	R-R to R-1 (Section 2)

CONDITIONAL USE PERMITS	
number	principle uses permitted
1	Open Area Recreation
2	Leisure Space
3	Bergmann Greenhouse
4	Butter Farm
5	Fisher Kennels
6	Braham Kennels
7	Sholar Mining
8	Oakwood Animal Hospital
9	Animal Inn
10	John Deere Mobile Home (Horton Park)
11	Oakdale Gun Club
12	Home
13	Cinema
14	Ray Bates Mobile Home

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: April 8, 1991

AGENDA TOPIC: LIMITED BUSINESS (Continuation).
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ITEM NO. 5.
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I have attached your latest draft of the LB Zoning requirements. As time allows, we can only continue to plod along with this ordinance.

(A) Purpose

The purpose of the Limited Business District is to establish a comprehensive planned framework for development along I-94. 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 the 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 development to comply with the capacity of regional and local road systems.
- (4) To guide development by setting stringent requirements for on-site sewer systems.
- (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 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, real estates, investment offices banks (with no drive-up windows--permitted under C.U.P).
- (3) General offices including administrative, executive, and corporate headquarters.
- (4) Professional offices providing services such as legal, engineering, architectural, accounting, auditing and bookkeeping.
- (5) Travel and employment agencies.



(C) Conditional Uses Conditional Uses are as follows:

- (1) Banks and financial services with drive-up windows.
- (2) Health clubs including tennis, racketball, 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 occupied primarily by medical, dental, osteopathic, chiropractic or optometric offices.
  - (b) ~~The retail sale of commodities marketed to the local area such as:~~
    - (1) Greenhouses and nurseries, landscaping services, flowers and floral accessories.
    - (2) Art sale and gallery.
    - (3) Furniture, home furnishings and related equipment.
    - (4) Vineyard and winery produce and sale.
    - (5) Sporting goods, skiing, bicycles, motorcycles, snowmobiles, boats and fishing gear (all storage restricted to inside).
- (4) Full service restaurants where food is served to a customer and consumed while seated at a counter or table.
- (5) Golf courses, Club houses, Golf sales, Driving ranges.

(D) 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 subordinate to the business will be permitted.

(E) Minimum District Requirements

- (1) Lot Area: 3.5 acres
- (2) Minimum Lot Width: 300 feet
- (3) Minimum Lot Depth: 400 feet
- (4) Building setback from property lines:
  - (a) Front 100 feet
  - (b) Side 50 feet
  - (c) Side (street) 100 feet
  - (d) Rear 50 feet
  - (e) any line adjacent to a residential zone 150 feet
- (5) Parking setback from property lines:
  - (a) Front 50 feet
  - (b) Side 50 feet
  - (c) Side (street) 50 feet
  - (d) Rear 50 feet
  - (e) any line adjacent to a residential zone 100 feet
- (6) Maximum Building Heights: 35 feet
- (7) Maximum Lot Coverage by all structures: 25%
- (8) Maximum area to be covered by buildings, parking lots, driveways and other hard surfaces: 40%
- (9) Sewer Discharge: No sewer discharge shall exceed a ratio of 3.0 SAC units per 3.5 acres. SAC units shall be determined according to Section 309 h. and i.
- (10) Minimum Building Floor Size: 4,000 square feet

(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:

(1) Minimum 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 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, witout limita-  
tion, 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.
- (6) Description of unique architectural features specific to the particular request.

~~(b) -- Unadorned prestressed concrete panels, concrete block and unfinished metal shall not be permitted as exterior materials. -- The City may at its sole discretion allow architecturally enhanced block or concrete panels.~~

(b) The exterior of all buildings may be made of brick, stone, glass or the equivalent.

(c) All rooftop or ground mounted mechanical equipment ~~and exterior trash storage areas shall be enclosed with materials compatible with the principal structure.~~ shall be designed as an aesthetically integral part of the building.

(d) All exterior trash storage/recycling 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 reasonably 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 berming, 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 site plan.

Where areas abut residential districts, a buffer area of a minimum depth of 100 feet will be required. Such a buffer area shall be completely constructed and approved by the City prior to all final City inspections for construction on site. Prior to the issuance of a building permit or commencement of any improvements on site, the owner shall provide the City with a financial security for a minimum of 24 months, approved by the City Attorney, to assure construction of the buffer area.

(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) Traffic

No use shall be allowed unless the property owner provides a road plan acceptable to the City, which shall demonstrate, at a minimum, that the proposed use and resulting traffic will not adversely affect the then existing traffic of the City. All private roads must comply with existing City Ordinances, with construction and maintenance being the sole responsibility of the property owner.

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: April 8, 1991

AGENDA TOPIC: 1989 AUDIT REPORT.	ITEM NO. 6.
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This agenda item has been added to the agenda at the request of Ann  
Bueck. I believe she may have some comments on this report.