

LAKE ELMO PLANNING COMMISSION

WORKSHOP

OCTOBER 21, 1991

7:30 P.M. **WORKSHOP MEETING CONVENES**

- 1. ORDINANCES FOR PERMITTED USES
 WITHIN THE PROPOSED MUSA.**

MUSA BUSINESS DISTRICT

(A) PURPOSE:

Opinion 1:

The purpose of the MUSA Business Park 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:

Opinion 2:

~~The City has determined that it is in the best interest of the City to establish a diversified tax base. For this purpose the I-94 General Business District Ordinance will establish a comprehensive planned framework for development along I-94. 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 goals in this ordinance for this district include the following:~~

Opinion 3:

~~The purpose of the MUSA Business District is to establish a comprehensive planned framework for development along the I-94 Freeway. The City has determined that it is in the best interest of the City and the region to responsibly manage growth in this sewered district. Specific development goals within the district include the following:~~

Opinion 1:

- ~~To encourage a high quality development standard for structures within the district properties, which are among the most visible in the City.~~

Opinion 2:

- ~~To supply a high quality development standard for structures within the district properties, which are among the most visible in the City.~~

Opinion 3:

- ~~To limit new development to those functions which would require sewerage to be most effective.~~

Opinion 1:

- 2) To protect the natural environment, in accordance with City Ordinances.

Opinion 2:

- 2) ~~To protect the natural environment, in accordance with the City Ordinances.~~

Opinion 3.

- 2) ~~To limit development to comply with the capacity of regional and local road systems.~~

Opinion 4:

To provide adequate space for off-street parking of automobiles and, where appropriate, off-street loading of trucks.

Opinion 1:

- 3) ~~To allow development to comply with the capacity of local and regional sanitary sewer systems.~~

Opinion 2:

- 3) To allow development that is consistent ~~would be in accordance with the capacity of regional and local road systems.~~

Opinion 3:

- 3) ~~To encourage a high quality development standard for structures within the district, which will be among the most visible in the City.~~

Opinion 1:

- 4) ~~To allow development to comply with the capacity of regional and local road systems.~~

Opinion 2:

- 4) ~~To establish permitted, accessory and conditional uses in order to stimulate local economic prosperity along the interstate corridor within the Metropolitan Rural Service Area, while protecting the residents of the City from the costs of additional City services demands stemming from I-94 General Business District growth.~~

Opinion 3:

- 4) ~~To protect the natural environment, as far as possible within, but especially in surrounding areas in accordance with City Ordinances.~~

To Stimulate local economic development within the MUSA area, while minimizing the demands of additional City Services.

Opinion 1:

- 5) ~~To establish permitted, accessory and conditional uses in order to stimulate local economic prosperity along the interstate corridor.~~

Opinion 2:

- 5) ~~None.~~

Opinion 3:

- 5) ~~To restrict uses to control businesses which result in significantly increased municipal burdens, including police, fire, traffic, which are not met by corresponding increases in local tax revenues.~~

Opinion 4:

- 6) To permit occupancies of a more intense use than are possible outside the MUSA.
- 7) To provide users with an attractive working environment that is unique in the eastern Metropolitan Area with immediate access to I-94.

B. PERMITTED USES

Opinion 1:

~~All building sites within the Business Park District shall be used solely for office, research, servicing, light industrial, light manufacturing, warehousing and distribution purposes and services ancillary to such uses.~~
Permitted Uses are:

Opinion 2: (no preface)

Opinion 3:

~~It is intended that permitted uses be clustered, so that the total area is subdivided into zones with similar areas of interest or business focus. The total District is therefore intended to be subdivided so that the following classifications can be grouped together: a) Business Park, b) General Offices, c) Hotels and transient residential functions such as Hospitals and Nursing Homes, but not incidental to the main use, d) Restaurants with seating arrangements, e) Service facilities for Freeway users. The following are examples of the uses favored within the district. Other uses, unless specifically eliminated, would be considered on their own merits following preliminary application to the Planning Commission for assessment:~~

Opinion 4:

Permitted Uses - Within the OFC District, no structure or land shall be used except for administrative, executive, professional or other offices.

Opinion 1:

- 1) ~~Offices for the administrative, executive, professional, and management functions only of businesses and civic organizations.~~

Opinion 2:

- 1) ~~Finance, insurance, real estate, investment offices.~~

Opinion 3:

- 1) ~~Major corporate headquarters, Large business office agglomerates.~~

Option 1:

- 2) ~~General Office including administrative, executive, and corporate headquarters.~~

Opinion 2:

- 2) ~~General offices including administrative, executive, and corporate headquarters.~~

Opinion 3:

- 2) Clinics, medical offices.

Opinion 1:

- 3) ~~Professional offices providing services such as legal, engineering, architectural, accounting, auditing and bookkeeping.~~

Opinion 2:

- 3) ~~Professional offices providing services such as legal, engineering, architectural, accounting, auditing and bookkeeping.~~

Opinion 3:

- 3) ~~Financial institutions such as banks employing more than approx. 50 people.~~

Opinion 1:

- 4) ~~Services, limited to the following: Accounting and bookkeeping, advertising, banks and financial institutions, business machine services (including photocopy, telefacsimile, computer and data processing), consulting services, engineering, architects and designers, employment services, information services, information services, insurance, investment services, labor unions and business associations, legal services, medical and dental offices, medical and optical labs, postal services, public and private utilities, securities and commodities brokers, travel agents.~~

Opinion 2:

- 4) ~~Travel and employment agencies.~~

Opinion 3:

- 4) ~~Laboratories - medical, dental.~~

Opinion 1:

- 5) Laboratories. (To be considered under Conditional Uses.)

Opinion 2:

- 5) ~~Farm Building and agricultural uses already existing.~~

Opinion 3:

- 5) ~~Office, administrative, corporate headquarters, professional.~~

Opinion 1:

- 6) ~~Printing and publishing.~~

Opinion 2:

- 6) (none)

Opinion 3:

- 6) ~~Wholesale greenhouses, vineyards and nurseries with retail sales.~~

Opinion 1:

- 7) ~~Radio and television broadcasting stations.~~

Opinion 3:

- 7) ~~Mortuary, funeral homes.~~

Opinion 1:

- 8) ~~Institutions of higher learning and classrooms of Business and professional schools.~~

Opinion 3:

- 8) Gas stations of an acceptable architectural standard, in keeping with the focus of the adjoining areas, as accessory structures to the main function. (Under discussion for Conditional Uses).

Opinion 1:

- 9) ~~Convention centers.~~

Opinion 3:

9) (none)

Opinion 1:

10) ~~Auditoriums and conference facilities, centers.~~

Opinion 1:

11) Veterinary clinics with no crematorium, and outdoor kennels or storage. (Under Conditional Uses).

C. CONDITIONAL USES

Opinion 1:

1) ~~Services with drive up windows.~~

Opinion 2:

1) ~~Medical, and dental clinic/offices and labs. and research Laboratories.~~

Opinion 3:

1) ~~No Conditional Uses will be Permitted.~~

Opinion 4:

1) Business service uses normally associated with office developments and containing limited retail activity.

Opinion 1:

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

Opinion 2:

2) Hospitals, sanitariums, and rest homes.

Opinion 4:

- 2) Restaurants and cafeterias incorporated within a principal structure and oriented predominantly towards serving the needs of employees of the surrounding area, but excluding drive-up and exterior walk-up facilities.

Opinion 1:

- 3) Limited 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.

Opinion 2:

- 3) Recording Studios.

Opinion 4:

- 3) Storage, assembly, or servicing incidental to the principal use.

Opinion 1:

- 4) Daycare centers and preschools.

Opinion 2:

- 4) Theaters (excluding drive-ins and sexually oriented theaters).

Opinion 4:

- 4) Medical clinics.

Opinion 1:

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

Opinion 2:

- 5) Banks and financial services with drive-up windows.

Opinion 4:

- 5) Minor manufacturing or assembly incidental to the principal use.

Opinion 1:

- 6) (none)

Opinion 2:

- 6) Health clubs including tennis, racquetball, aerobics, swimming, weight loss clinics, and similar recreational facilities. (all facilities to be housed inside).
- 7) Mortuaries.
- 8) Veterinarian hospital/clinics.
- 9) Full service restaurants where food is served to a customer and consumed at a counter or table.
- 10) Inside storage facilities.
- 11) Hotel, motel.
- 12) Private trade schools, private colleges.
- 13) Limited Retail a) includes retail sales clearly accessory to the permitted principal use of the land, b) Retail shopping uses: Stores and shops selling services. Included are stores selling antiques, art and school supplies, auto parts and fuel stations, greenhouses and nurseries, landscaping services, flowers and floral accessories, furniture, home furnishings and related equipment, sporting equipment and goods (limited to inside sales and storage), on-sale liquor in conjunction with a restaurant facility, golf courses, club houses, golf sales, driving ranges.

Opinion 4:

- 6) Hotels and motels incorporating a full service restaurant and with rooms accessible only through interior corridors.
- 7) Licensed day-care facilities.

8) Transmission facilities for tele-conferencing, which are not fee-standing and which do not extend more than 20 feet above the building to which they are attached.

9) Other uses similar to those permitted by this section, as determined by the City.

The uses permitted by Conditional Use Permit may occupy no more than 25 percent of the gross floor of the building or of the several buildings developed under a unified site plan.

D. PERMITTED ACCESSORY USES

Opinion 1:

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.

Opinion 2:

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.

Opinion 3:

Only accessory structures which are clearly incidental and subordinate to the business will be permitted.

Opinion 4:

Accessory Uses - Within the OFC District, the following is permitted provided they are subordinate to and associated with a permitted use: 1) Receive-only satellite dish antennas to permit teleconferencing. 2) Landscaped buffers, wildlife areas, internal picnicking areas, and walking-jogging trails accessible to City residents. 3) Internal privately owned and maintained roads between buildings within a single platted lot. 4) Other uses customarily associated with but subordinate to a permitted use, as determined by the City.

E. MINIMUM DISTRICT REQUIREMENTS

	<u>Op. 1</u>	<u>Op. 2</u>	<u>Op. 3</u>
1. Lot Area	1 Acre	3.0 Acres	3.5 Acres
2. Minimum Lot Width	200 feet	200 feet	300 feet
3. Minimum Lot Depth	200 feet	300 feet	400 feet

4.	Building Setback from property lines:			
a.	Front	50 feet	50 feet	100 feet
b.	Side	30 feet	25 feet	50 feet
c.	Side (street)	30 feet	50 feet	100 feet
d.	Rear	30 feet	50 feet	50 feet
e.	Any line adjacent to a residential zone	100 feet	100 feet	150 feet
5.	Parking setback from property lines:			
a.	Front	30 feet	25 feet	50 feet
b.	Side	10 feet	25 feet	50 feet
c.	Side (street)	30 feet	25 feet	50 feet
d.	Rear	10 feet	25 feet	50 feet
e.	any line adjacent to a residential zone	75 feet	50 feet	100 feet
6.	Maximum Building Height:	35 feet	60 feet	35 feet
7.	Maximum Lot Coverage by all structures:	40%	25%	35%
8.	Maximum area to be covered by buildings, parking lots, driveways and other hard surfaces:	75%	40%	75%
9.	Minimum Building Floor Size:		4,000 sf	

F. SPECIAL DISTRICT REQUIREMENTS

Opinion 1:

Due to the high visibility of the Business Park District, the following architectural, parking, landscaping, screening, signage, lighting, traffic, and maintenance standards shall be in addition to other existing standards:

Opinion 2:

Due to the high visibility of the I-94 General Business District 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:

Opinion 3:

All related City Ordinances will apply.

Opinion 1:

1. Minimum Architectural Standards:

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. New building proposals shall include architectural plans prepared by a registered architect and shall show, without limitation the following: a) elevations of all sides of the buildings, b) type and color of exterior building materials, c) typical general floor plans, d) dimensions of all structures, e) location of trash containers and of heating, cooling and ventilation equipment and systems, f) description of unique architectural features specific to the particular request.

Opinion 2:

1. Minimum Architectural Standards:

It is in the best interest of the City to promote high standards of architectural design. a) New building proposals shall include architectural plans prepared by registered architect and shall show, without limitation 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, heating, cooling and ventilation equipment and systems, 6) description of unique architectural features specific to the particular request.

Opinion 4:

1. Minimum Architectural Standards:

1) It is no the intent of the City to restrict design freedom unduly when reviewing project architectural design and compatibility with surrounding structures and neighborhoods. Architectural plans shall be prepared by a registered architect and show the following: a) Site plans showing all proposed setbacks, impervious surfaces, and landscaping. b) Elevations of all sides of structures. c) Type and color of exterior materials. d) Floor plans. e) Dimensions of all structures. f) The location of trash and recycling containers and heating, ventilation and air conditioning equipment. g) Proposed user identification.

Opinion 1: (exterior)

All materials and their colors shall be approved by the City and shall be one or more of the following:

Exterior: a) Brick - shall be of a size, type, texture, color, and placement as shall be approved by the City prior to construction or alteration. b) Stone - shall have a weathered face or shall be polished, fluted, or

broken face as shall be approved by the City prior to construction or alteration. Concrete Masonry - shall be those generally described as "Customized Architectural Concrete Masonry Units" or shall be broken face brick-type units with marble aggregate, in either case as shall be approved by the City prior to construction or alteration. All concrete masonry units shall be coated with a coating approved by the City and there shall be no exposed concrete block on the exterior on any building unless approved by the City prior to construction or alteration, d) Concrete - may be poured in place, tilt-up, or precast, and shall be finished in stone, textured, or coated in a manner as shall be approved by the City prior to construction or alteration. All coating shall be approved by the City and shall have a minimum life expectancy of ten (10) years, e) Metal Siding - shall be used only in combination with one of the above materials and upon the specific approval of the City prior to construction or alteration. Only siding of the self weathering type of with a long life (10 year minimum) finish will be considered. f) Glass - shall be of the type, panel sizes, and color specifically approved by the City prior to construction or alteration.

Canopies: No canopies with visible wall hangers shall be permitted. Design of canopies shall be in keeping with the design of the building approved by the City prior to construction or alteration.

Roof Mounted Equipment: Roof mounted equipment shall be located and painted or screened as may be required by the City, to minimize visibility from the street or surrounding buildings.

Loading Docks: No loading dock shall be permitted to face any street unless a screening plan therefor is approved as part of final plan approval by the City. Each establishment shall provide adequate loading space within a building or in side yard, in such a way that all storage, standing and maneuvering of trucks shall be off the public right-of-way. No portion of a parking or loading space, including maneuvering areas, except the necessary drives, shall be located closer than 30 feet from public street right-of-way.

Refuse: All exterior trash/recycling storage areas shall be fully enclosed with material compatible with the principal structure.

Opinion 2: (exterior)

b) The exterior surfaces of all buildings shall be faced with brick, stone, glass or equivalent. the City may at its sole discretion allow architecturally enhanced block or concrete panels. c) No building shall be constructed with a main exterior surface of sheet aluminum, steel, corrugated aluminum, or similar products. Metal like materials are only acceptable as trim. No structural metal roofs incorporating visible metal exteriors are permitted. d) No accessory building shall exceed the height of a principal building. All rooftop or ground mounted mechanical equipment and exterior trash storage areas shall be enclosed with materials compatible with the principal structure.

Opinion 4:

All exterior equipment and trash and recycling storage areas and dock areas shall be surrounded with materials used in the principal structure. Low profile, self-contained HVAC units which blend in with the building architecture are exempt from the screening requirement.

Underground utilities shall be provided for all structures.

2. PARKING:

Opinion 1:

Each building site shall be provided with such off street automobile parking as may be approved by the City. No parking shall be permitted on any street, driveway, or any place other than in approved parking spaces.

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

Ratio - Unless otherwise approved by the City, parking shall be provided as follows: a) The minimum ratio of one permanently-paved off-street automobile parking space for each 2000 square feet of warehouse building area, and for each 500 square feet of manufacturing building area, and for each 250 feet of office building area. b) The minimum ratio of one permanently-paved off-street automobile parking space for every two employees, whichever ratio shall result in the greater number of parking spaces.

Screening - All parking area shall be screened from the public view in a manner approved by the City prior to the construction or alteration of any building or building site.

Location - Unless otherwise approved by the City prior to construction or alteration, parking will not be permitted within 30 feet of the front property lines (those facing any dedicated street) of the building site, nor within 10 feet of its side property lines, not within 10 feet of its rear property line.

Opinion 2:

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

Opinion 1:

All open spaces shall be dustproofed, surfaced, landscaped, rockscaped, or devoted to lawns. Not less than two-thirds of the required building setback area shall be devoted solely to lawns, trees, shrubs and walkways of the design approved by the City. Where areas abut residential districts, a buffer area of a minimum depth of 75 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 of 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 of a minimum of 24 months approved by the City Attorney, to assure construction of the buffer area and site landscaping.

Opinion 2:

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. SIGNAGE:

All signs shall be of a design and material approved by the City. Unless otherwise approved by the City, all signs must be attached to a building, parallel to and contiguous with, its walls, and not projecting above its roof line. No signs of flashing or moving character shall be installed on any building wall, door, or window and no sign shall be painted on any building wall, door, or window.

5. CITY SERVICES IMPACT FEE:

All businesses will be assessed an annual impact fee for City services in accordance with the additional demand they would bring. (The guaging of the fee and wording of this should be developed with consultation with City Staff and City Attorney).

6. LIGHTING:

Opinion 1:

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. The source of lights shall be hooded and controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way.

Opinion 2:

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.

7. 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 Ordinance, with construction and maintenance being the sole responsibility of the property owner.