



3880 Laverne Avenue North
Lake Elmo, MN 55042

(651) 747-3900
www.lakeelmo.org

NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday April 8th 2024
at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes of March 25th, 2024
4. Public Hearing
 - a) **PF Zoning District Text Amendment.** The City has initiated a zoning text amendment to article XVI Public and Semi-Public Districts to remove outdated comprehensive plan references and update district standards.
5. New/Unfinished Business
 - a) N/A
6. Communications/Updates
 - a) City Council Updates – 4/2/2024
 - i. Royal Golf 6th Addition Final Plat and PUD
 - ii. Peanut Poppy Ranch Minor Subdivision and Easement Vacation
 - b) Upcoming Meetings
 - i. April 22nd 2024
 - ii. May 13th 2024
7. Adjourn

***Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.



**City of Lake Elmo Planning Commission Meeting
City Council Chambers – 3880 Laverne Avenue North
Minutes of Regular Meeting of
March 25, 2024**

CALL TO ORDER: Commission Chair Risner called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Risner, Bohlig, Geffre, Rehkamp

COMMISSIONERS ABSENT: Steil, Vrieze

STAFF PRESENT: Community Development Director Jason Stopa, City Planner Sophia Jensen

Pledge of Allegiance at 7:00 PM

Approve Agenda:

M/S/P: Bohlig / Rehkamp made a motion to approve the amended agenda. **Vote: 4-0, motion carried unanimously**

Approve Minutes:

M/S/P: Geffre / Rehkamp made a motion to approve the 3-11-24 meeting minutes. **Vote: 4-0, motion carried unanimously.**

PUBLIC HEARING

- a) Chavez Comprehensive Plan Amendment and Zoning Map Amendment. Joe and Joan Chavez have submitted a comprehensive plan amendment application and zoning map amendment application for the property located at PID 14.029.21.24.0004. The Comprehensive plan amendment would reguide the property from Rural Area Development (RAD) to Village Low Density Residential (V-LDR) and amend the MUSA boundary to include this parcel. The zoning map amendment would rezone the property from Rural Residential (RR) to Village Low Density Residential (V-LDR).

City Planner Jensen gave presentation and answered questions.

Applicant Joe Chavez, 3505 Kelvin Ave N, spoke and answered questions.

M/S/P: Geffre / Bohlig moved to open the public hearing at 7:13 PM. **Vote: 4-0, motion carried unanimously.**

Digital Comments:

James Gibbons & Jeanne Beaubien, 3681 Kelvin Ave N, have no objection to proposed changes.

Joe Chavez, 3505 Kelvin Ave N, provided a written response to the staff report.

Public Comments:

Dennis Milotzky, 4138 Kindred Way: asked for clarification of dotted black lines, which is the MUSA Boundary.

M/S/P: Bohlig / Rehkamp moved to close the public hearing at 7:16 PM. **Vote: 4-0, motion carried unanimously.**

M/S/P: Rehkamp / Geffre moved to recommend approval of the Comprehensive Plan Amendment for PID 14.029.21.24.0004 from Rural Area Development to Village Low Density Residential and amend the MUSA Boundary based on the findings and subject to the conditions listed in the staff report. **Vote: 4-0, motion carried unanimously.**

M/S/P: Geffre / Bohlig moved to recommend approval of the zoning map amendment for PID 14.029.21.24.0004 from Rural Residential to Village Low Density Residential, based on the findings and subject to the conditions listed in the staff report. **Vote: 4-0, motion carried unanimously.**

PUBLIC HEARING

- b) Animal Inn Conditional Use Permit Amendment and Variance. Animal Inn LLC has submitted a conditional use permit amendment application and variance application for the property located at 8611 34th St N. The request is to expand the capacity of their facility capacity with building additions. Variances are requested for flexibility from the limited commercial (LC) zoning district setbacks and off-street parking requirements.

City Planner Jensen gave presentation and answered questions.

Applicant Katie Cheng, 8611 34th Street N, spoke and answered questions.

M/S/P: Rehkamp / Geffre moved to open the public hearing at 7:35 PM. **Vote: 4-0, motion carried unanimously.**

Public Comments:

None

M/S/P: Geffre / Rehkamp moved to close the public hearing at 7:35 PM. **Vote: 4-0, motion carried unanimously.**

M/S/P: Bohlig / Geffre moved to recommend approval of the variances and conditional use permit amendment with conditions from Katie and Corwin Cheng for the Animal Inn Pet Resort and Spa located at 8611 34th Street North, based on the findings and subject to the conditions listed in the staff report. **Vote: 4-0, motion carried unanimously.**

New/Unfinished Business

N/A

Communications/Updates

- a) City Council Updates - N/A

Upcoming Meetings

- i. April 8th 2024
- ii. April 22nd 2024
- iii. PC training moved to May

Meeting adjourned at 7:40 PM.

Respectfully submitted,

Diane Wendt

Permit Technician



STAFF REPORT

DATE: 4-8-2024

Item#: 4a – Public Hearing

Motion

TO: Planning Commission
FROM: Nathan Fuerst, AICP, Consulting Planner
AGENDA ITEM: **Zoning Text Amendment – Public Facilities Ordinance**
REVIEWED BY: Sophia Jensen, City Planner
Jason Stopa, Community Development Director

BACKGROUND:

In a recent review of the Public Facilities (PF) zoning district standards, staff have identified several performance standards that appear to no longer be in the best interest of the City. Particularly, there are limitations on the public or semi-public use of property that are not in place for private uses.

ISSUE BEFORE THE PLANNING COMMISSION:

The Planning Commission is being asked to hold a public hearing and make a recommendation to the City Council on the proposed zoning text amendments.

PROPOSAL DETAILS:

Sections under review:

- **105.12.970**

Summary of the Changes:

- Allow public parks, playgrounds, or open spaces as a permitted use
- Remove limitation on wastewater generation for certain uses.
- Remove maximum parcel size limit.
- Establish lot coverage maximum for lots exceeding 20 acres
- Update reference for architectural standards to standards for Commercial buildings in Lake Elmo's adopted design standards manual

ANALYSIS OF PROPOSALS:

Proposed language is underlined. Deleted language is shown with a ~~strikethrough~~.

Proposed Language:

105.12.970 PF Public And Quasi-Public Open Space

- (a) *Purpose and intent.* The purpose and intent of the PF zoning district is to allow uses and structures that are incidental and subordinate to the overall land uses permitted in the city. While allowing certain uses within the city, general performance standards have been established. This is intended to ensure maintenance and preservation of the established rural

character of the city by preserving agricultural land, woodlands, corridors, and other significant natural features, and provide buffering between PF and residential or other uses.

(b) Permitted Uses. The following public uses are permitted on City property in the PF zoning district:

(1) Parks and playgrounds.

(2) Indoor or outdoor athletic facility.

(3) Public open spaces or stormwater ponds.

(c) Conditional Uses. Uses allowed by conditional use permit. In addition to the specific standards and criteria which may be cited below for respective uses, each application shall be evaluated based on the standards and criteria set forth in LEC 105.12.290. Uses allowed herein that are in existence within the city at the effective date of the ordinance from which this chapter is derived may continue the use as a permitted use. The following uses are conditionally permitted in the PF zoning district:

(1) Cemeteries, provided that:

- a) Direct access is provided to a public street classified by the comprehensive plan as major collector or arterial; and
- b) No mausoleum, crematorium, or other structure is permitted, except a one-story tool or storage shed of 160 square feet floor maximum floor area.

(2) Religious institutions, provided that:

- a) Direct access is provided to a public street classified by the comprehensive plan as major collector or arterial;
- ~~b) No use may exceed 235 gallons wastewater generation per day per net acre of land;~~
- ~~c) No on-site sewer system shall be designed to handle more than 5,000 gallons per day;~~
- d) Exterior athletic fields shall not include spectator seating, public address facilities or lighting; and
- e) No freestanding broadcast or telecast antennas are permitted. No broadcast dish or antenna shall extend more than six feet above or beyond the principal structure.

(3) Facilities for local, county and state government, provided that:

- a) Direct access is provided to a public street classified by the comprehensive plan as major collector or arterial;
- b) The use and location is consistent with the community facilities element of the comprehensive plan; and
- ~~c) No use may exceed a ratio of 3.0 SAC units per 3.5 acres or 235 gallons per day per net acre of land based on design capacity of all facilities, whichever is more restrictive.~~

(4) Libraries and museums (public and private), provided that:

- ~~a) No use may exceed a ratio of 3.0 SAC units per 3.5 acres or 235 gallons per day per net acre of land based on design capacity of all facilities, whichever is more restrictive;~~
- b) For private facilities, a plan is provided, together with a declaration and covenants to run with the title to the land, that prescribes perpetual maintenance, insurance and ownership responsibilities for all facilities and land area; and
- c) Direct access is provided to a public street classified by the comprehensive plan as a major collector or arterial.

(5) Public and private schools (except licensed day care), provided that:

- a) ~~No use may exceed a ratio of 3.0 SAC units per 3.5 acres or 235 gallons per day per net acre of land based on design capacity of all facilities, whichever is more restrictive; and~~
- b) Direct access is provided to a public street classified by the comprehensive plan as a major collector or arterial.
- (6) Historic sites and interpretive centers, provided that:
- a) Direct access is provided to a public street classified by the comprehensive plan as a major collector or arterial; and
- b) ~~No use may exceed a ratio of 3.0 SAC units per 3.5 acres or 235 gallons per day per net acre of land based on design capacity of all facilities, whichever is more restrictive.~~
- (d) *Uses allowed by interim use permit.* The keeping of horses in conjunction with churches, provided that:
- (1) The keeping of horses does not constitute a feedlot per Minn. Rules.
- (2) The property is directly adjacent to only Agricultural (A) and Rural Residential (RR) zoned properties that are not developed as open space preservation subdivisions. Roadways shall be considered an adequate buffer.
- (3) Evidence is provided to show adherence to all livestock and horse regulations in the city Code.
- (e) *Accessory uses and structures.* Uses and structures, which are clearly incidental and subordinate to the principal permitted uses and structures. All exterior materials of accessory structures must be the same as those of the principal structure.
- (f) *Minimum district requirements.*
- (1) District requirements in PF Zoning District.

<i>District Requirements in PF Zoning District</i>		
	<i>With Structure</i>	<i>Without Structure</i>
Maximum parcel area	20	N/A
Lot width -- minimum:	100 feet	N/A
Lot depth -- minimum:	150 feet	N/A
Primary Structure Setback from Property Line:		
Front -- minimum:	50 feet	N/A
Side (interior) -- minimum:	50 feet	N/A
Side (corner) -- minimum:	50 feet	N/A

Rear -- minimum:	50 feet	N/A
Accessory Structure Setback from Property Line:		
Front -- minimum:	50 feet	N/A
Side (interior) -- minimum:	50 feet	N/A
Side (corner) -- minimum:	50 feet	N/A
Rear -- minimum:	50 feet	N/A
Principal structure height -- maximum	50 feet -- structure side walls not to exceed 3.5 feet	N/A
Accessory structure height -- maximum	35 feet -- structure side walls not to exceed 18 feet	N/A
Unoccupied structure above the highest point of the roof	25 feet	-
Septic drainfield regulations	See LEC 5.08.020 et seq.	See LEC 5.08.020 et seq.
Signage	See LEC 105.12.430	See LEC 105.12.430

- a) Essential services shall be exempt from the minimum district requirements of LEC 105.12.970(e)(1). Essential services with buildings shall maintain a minimum ten-foot setback from property lines.
- b) Essential services that do not meet the minimum district requirements of LEC 105.12.970(e)(1), shall have increased four season screening and fencing.
- (2) Maximum lot area, buffer width and impervious coverage shall be in compliance with the following table:

<i>Maximum Parcel Area</i>	<i>Buffer Width (feet)</i>	<i>Maximum Impervious Site Coverage</i>
0--5 acres	50	39.5 percent
5.1--10 acres	100	38 percent

10.1--20 acres	150	35 percent
<u>20.1 or more acres</u>	<u>150</u>	<u>32 percent</u>

- a) Essential services shall be exempt from the buffering requirements of the PF zoning district.

(g) *Performance standards.*

(1) Generally.

a) *Architectural standards.*

1. It is the purpose and intent of the city, by the adoption of the performance standards of this subsection (f), to ensure commercial buildings constructed within the city are of a high quality of exterior appearance, consistent with section 3.B. of the City of Lake Elmo Design Guidelines and Standards Manual. the terms of Nonresidential Development Policy #5 of the 2000–2010 Lake Elmo Comprehensive Plan. It is the finding of the city that a limited selection of primary exterior surfacing materials meets this standard of quality.
2. It is the further finding of the city that several specific exterior surfacing materials are appropriate, and of sufficient quality, to be utilized only as primary or accent materials in varying percentages. The variations of percentage of specific accent materials relates to a finding by the city as to the relative quality and ~~rural~~ character of those respective accent materials.

b) *Architectural and site plan submittals.* New building proposals shall include architectural and site plans prepared by registered architect and shall show the following as a minimum:

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; and
5. Location of trash containers, heating, cooling and ventilation equipment and systems.

c) *Applicability structure additions and renovation.*

1. Additions to existing structures resulting in an increase of gross floor area of the structure of less than 100 percent; and/or installation of replacement exterior surfacing any portion of an existing structure shall be exempt from the standards of this subsection where it is found that the new or replacement exterior surfacing proposed is identical to that of the existing structure.
2. Where additions to an existing structure result in an increase in the gross floor area of the existing structure of 100 percent or greater, the entire structure (existing structure and structure addition) shall be subject to the standard of this subsection.

d) *Performance standard--Primary exterior surfacing.*

1. The primary exterior surfacing of structures shall be limited to natural brick, stone, or glass. Artificial or thin veneer brick or stone less than nominal four inches thick shall not qualify as complying with this performance standard.
 2. Primary exterior surface shall be defined as not less than 70 percent of the sum of the area of all exterior walls of a structure nominally perpendicular to the ground. All parapet or mansard surfaces extending above the ceiling height of the structure shall be considered exterior surface for the purposes of this section. Windows and glass doors shall be considered a primary surface, but the sum area of this glass shall be deducted from the wall area for the purposes of the 70 percent primary/30 percent accent formulas of this section. Doors of any type of material, except glass, shall not be considered a primary exterior surface.
 3. Each wall of the structure shall be calculated separately and, individually comply with the 70/30 formula.
- e) *Performance standard--Exterior surfacing accents.* Not more than 30 percent of the exterior wall surfacing, as defined by subsection (f)(1)d of this section may be of the following listed accent materials, but no single accent material, except natural wood, may comprise more than 20 percent of the total of all accent materials; and no combustible materials shall be used:
1. Cedar, redwood, wood siding;
 2. Cement fiber board;
 3. Standing seam metal;
 4. Architectural metal;
 5. Stucco;
 6. Poured in place concrete (excluding tilt-up panels);
 7. Architectural metal panels; and
 8. Porcelain or ceramic tile.
- f) *Performance standard--Accessory structures.* All accessory structures shall comply with the exterior surfacing requirements specified by this section.
- g) *Performance standard--HVAC units and exterior appurtenances.* All exterior equipment, HVAC and trash/recycling and dock areas shall be screened from view of the public with the primary exterior materials used on the principal structure.
- h) *Performance standard--Visible roofing materials.* Any roofing materials that are visible from ground level shall be standing seam metal, fire-treated cedar shakes, ceramic tile, clay tile, concrete, or slate.
- i) *Applicability--New construction.* The standards of this subsection (f)(1)d shall be applicable to all structures and buildings constructed in the city, on and after the effective date of the ordinance from which this section is derived. The performance standards of this subchapter shall not be in any manner minimized by subsequent planned unit development plans or agreement.
- (2) *Parking.* Each site shall be provided with off-street automobile parking as follows:
- a) Religious institutions: One space for each permanent and temporary four seats based on the design capacity of the main assembly hall. Facilities, as may be provided in

- conjunction with such buildings and uses, shall be subject to additional requirements that are imposed by the city Code.
- b) Facilities for local, county and state government: One space for each 250 square feet of office area. Facilities, as may be provided in conjunction with such buildings and uses, shall be subject to additional requirements that are imposed by the city Code.
 - c) School, elementary and junior high (public or private): Three spaces for each classroom.
 - d) School, high school (public or private): One space for each two students.
 - e) Historic sites and interpretive centers, libraries, and museums (public or private): One space for each 300 square feet of floor area.
- (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.
- (4) *Buffering.* Where areas abut residential districts, a buffer area and setback in compliance with this subsection (f)(4) is required. The buffer requirement shall be applicable to any interior parcel property line, and not applied to property lines abutting improved public streets. No public/private streets or driveways, or off-street parking facilities may be located in the buffer area. The buffer area shall be completely defined and designed, and approved by the city prior to all final city approvals 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 unless a shorter term of security is specifically approved by the city council, approved by the city attorney, to ensure construction of the buffer area. All landscaping shall comply with LEC 105.12.480.
- (5) *Signage.* All signs shall comply with LEC 105.12.430.
- (6) *Lighting.* All lighting shall comply with LEC 105.04.050 through LEC 105.04.070.
- (7) *Traffic.* All applications for a building permit responsive to the requirements of this section shall include a detailed report, certified by a registered engineer, demonstrating the extent of and quantitative impact on public roads from forecasted traffic of the use, based on ITE average daily and peak hour/event traffic. Forecasted traffic generation within the design capacity of an impacted public street, as determined by the city engineer, shall be the primary determinant for approval of the site plan.
- (8) *Noise.* All uses in the PF zoning district shall comply with the city's noise standards found in LEC 13.04.070 through LEC 13.04.100.

PUBLIC HEARING:

A public hearing was published in the City's official newspaper on March 29th 2024. No public comment has been received.

FISCAL IMPACT:

None.

OPTIONS:

- Recommend approval of the proposed amendments.
- Recommend changes to the proposed amendments.
- Recommend denial of the proposed amendments.

RECOMMENDATION:

Staff recommends the Planning Commission recommend approval of the proposed text amendment as presented by Staff'

“Motion to recommend approval of the proposed text amendments as presented by Staff”

ATTACHMENTS:

- Draft Ordinance 2024-XX

CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA

ORDINANCE NO. 2024-~~XX~~

AN ORDINANCE AMENDING THE LAKE ELMO CITY CODE FOR
ZONING AND LAND USE SECTIONS

SECTION 1. The City Council of the City of Lake Elmo hereby amends Title 105 Zoning; Chapter 105.12: Public and Semi-Public Open Space, Section 970 PF Public And Quasi-Public Open Space is hereby amended by changing the following section (Proposed language is underlined; deleted language is shown with ~~strikethrough~~):

- (a) *Purpose and intent.* The purpose and intent of the PF zoning district is to allow uses and structures that are incidental and subordinate to the overall land uses permitted in the city. While allowing certain uses within the city, general performance standards have been established. This is intended to ensure maintenance and preservation of the established rural character of the city by preserving agricultural land, woodlands, corridors, and other significant natural features, and provide buffering between PF and residential or other uses.
- (b) *Permitted Uses.* The following public uses are permitted on City property in the PF zoning district:
- (1) Parks and playgrounds.
 - (2) Indoor or outdoor athletic facility.
 - (3) Public open spaces or stormwater ponds.
- (c) *Conditional Uses.* ~~Uses allowed by conditional use permit.~~ In addition to the specific standards and criteria which may be cited below for respective uses, each application shall be evaluated based on the standards and criteria set forth in LEC 105.12.290. Uses allowed herein that are in existence within the city at the effective date of the ordinance from which this chapter is derived may continue the use as a permitted use. The following uses are conditionally permitted in the PF zoning district:
- (1) Cemeteries, provided that:
 - a) ~~Direct access is provided to a public street classified by the comprehensive plan as major collector or arterial; and~~
 - b) No mausoleum, crematorium, or other structure is permitted, except a one-story tool or storage shed of 160 square feet floor maximum floor area.
 - (2) Religious institutions, provided that:
 - a) Direct access is provided to a public street classified by the comprehensive plan as major collector or arterial;
 - b) ~~No use may exceed 235 gallons wastewater generation per day per net acre of land;~~
 - e) ~~No on-site sewer system shall be designed to handle more than 5,000 gallons per day;~~
 - d) Exterior athletic fields shall not include spectator seating, public address facilities or lighting; and
 - e) No freestanding broadcast or telecast antennas are permitted. No broadcast dish or antenna shall extend more than six feet above or beyond the principal structure.
 - (3) Facilities for local, county and state government, provided that:
 - a) Direct access is provided to a public street classified by the comprehensive plan as major collector or arterial;
 - b) The use and location is consistent with the community facilities element of the comprehensive plan; and
 - e) ~~No use may exceed a ratio of 3.0 SAC units per 3.5 acres or 235 gallons per day per net acre of land based on design capacity of all facilities, whichever is more restrictive.~~

- (4) Libraries and museums (public and private), provided that:
- ~~No use may exceed a ratio of 3.0 SAC units per 3.5 acres or 235 gallons per day per net acre of land based on design capacity of all facilities, whichever is more restrictive;~~
 - For private facilities, a plan is provided, together with a declaration and covenants to run with the title to the land, that prescribes perpetual maintenance, insurance and ownership responsibilities for all facilities and land area; and
 - Direct access is provided to a public street classified by the comprehensive plan as a major collector or arterial.
- (5) Public and private schools (except licensed day care), provided that:
- ~~No use may exceed a ratio of 3.0 SAC units per 3.5 acres or 235 gallons per day per net acre of land based on design capacity of all facilities, whichever is more restrictive; and~~
 - Direct access is provided to a public street classified by the comprehensive plan as a major collector or arterial.
- (6) Historic sites and interpretive centers, provided that:
- Direct access is provided to a public street classified by the comprehensive plan as a major collector or arterial; and
 - ~~No use may exceed a ratio of 3.0 SAC units per 3.5 acres or 235 gallons per day per net acre of land based on design capacity of all facilities, whichever is more restrictive.~~
- (d) Uses allowed by interim use permit. The keeping of horses in conjunction with churches, provided that:
- The keeping of horses does not constitute a feedlot per Minn. Rules.
 - The property is directly adjacent to only Agricultural (A) and Rural Residential (RR) zoned properties that are not developed as open space preservation subdivisions. Roadways shall be considered an adequate buffer.
 - Evidence is provided to show adherence to all livestock and horse regulations in the city Code.
- (e) Accessory uses and structures. Uses and structures, which are clearly incidental and subordinate to the principal permitted uses and structures. All exterior materials of accessory structures must be the same as those of the principal structure.
- (f) Minimum district requirements.
- District requirements in PF Zoning District.

<i>District Requirements in PF Zoning District</i>		
	<i>With Structure</i>	<i>Without Structure</i>
Maximum parcel area	20	N/A
Lot width -- minimum:	100 feet	N/A
Lot depth -- minimum:	150 feet	N/A
Primary Structure Setback from Property Line:		
Front -- minimum:	50 feet	N/A
Side (interior) -- minimum:	50 feet	N/A

Side (corner) -- minimum:	50 feet	N/A
Rear -- minimum:	50 feet	N/A
Accessory Structure Setback from Property Line:		
Front -- minimum:	50 feet	N/A
Side (interior) -- minimum:	50 feet	N/A
Side (corner) -- minimum:	50 feet	N/A
Rear -- minimum:	50 feet	N/A
Principal structure height -- maximum	50 feet -- structure side walls not to exceed 3.5 feet	N/A
Accessory structure height -- maximum	35 feet -- structure side walls not to exceed 18 feet	N/A
Unoccupied structure above the highest point of the roof	25 feet	-
Septic drainfield regulations	See LEC 5.08.020 et seq.	See LEC 5.08.020 et seq.
Signage	See LEC 105.12.430	See LEC 105.12.430

- a) Essential services shall be exempt from the minimum district requirements of LEC 105.12.970(e)(1). Essential services with buildings shall maintain a minimum ten-foot setback from property lines.
 - b) Essential services that do not meet the minimum district requirements of LEC 105.12.970(e)(1), shall have increased four season screening and fencing.
- (2) Maximum lot area, buffer width and impervious coverage shall be in compliance with the following table:

<i>Maximum Parcel Area</i>	<i>Buffer Width (feet)</i>	<i>Maximum Impervious Site Coverage</i>
0--5 acres	50	39.5 percent
5.1--10 acres	100	38 percent
10.1--20 acres	150	35 percent
<u>20.1 or more acres</u>	<u>150</u>	<u>32 percent</u>

- a) Essential services shall be exempt from the buffering requirements of the PF zoning district.

(g) Performance standards.

(1) Generally.

a) *Architectural standards.*

1. It is the purpose and intent of the city, by the adoption of the performance standards of this subsection (f), to ensure commercial buildings constructed within the city are of a high quality of exterior appearance, consistent with section 3.B. of the City of Lake Elmo Design Guidelines and Standards Manual. ~~the terms of Nonresidential Development Policy #5 of the 2000–2010 Lake Elmo Comprehensive Plan. It is the finding of the city that a limited selection of primary exterior surfacing materials meets this standard of quality.~~
2. It is the further finding of the city that several specific exterior surfacing materials are appropriate, and of sufficient quality, to be utilized only as primary or accent materials in varying percentages. The variations of percentage of specific accent materials relates to a finding by the city as to the relative quality and ~~rural~~ character of those respective accent materials.

b) *Architectural and site plan submittals.* New building proposals shall include architectural and site plans prepared by registered architect and shall show the following as a minimum:

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; and
5. Location of trash containers, heating, cooling and ventilation equipment and systems.

c) *Applicability structure additions and renovation.*

1. Additions to existing structures resulting in an increase of gross floor area of the structure of less than 100 percent; and/or installation of replacement exterior surfacing any portion of an existing structure shall be exempt from the standards of this subsection where it is found that the new or replacement exterior surfacing proposed is identical to that of the existing structure.
2. Where additions to an existing structure result in an increase in the gross floor area of the existing structure of 100 percent or greater, the entire structure (existing structure and structure addition) shall be subject to the standard of this subsection.

d) *Performance standard--Primary exterior surfacing.*

1. The primary exterior surfacing of structures shall be limited to natural brick, stone, or glass. Artificial or thin veneer brick or stone less than nominal four inches thick shall not qualify as complying with this performance standard.
2. Primary exterior surface shall be defined as not less than 70 percent of the sum of the area of all exterior walls of a structure nominally perpendicular to the ground. All parapet or mansard surfaces extending above the ceiling height of the structure shall be considered exterior surface for the purposes of this section. Windows and glass doors shall be considered a primary surface, but the sum area of this glass shall be deducted from the wall area for the purposes of the 70 percent primary/30 percent accent formulas of this section. Doors of any type of material, except glass, shall not be considered a primary exterior surface.
3. Each wall of the structure shall be calculated separately and, individually comply with the 70/30 formula.

e) *Performance standard--Exterior surfacing accents.* Not more than 30 percent of the exterior wall surfacing, as defined by subsection (f)(1)d of this section may be of the following listed accent materials, but no single accent material, except natural wood, may comprise more than 20 percent of the total of all accent materials; and no combustible materials shall be used:

1. Cedar, redwood, wood siding;

2. Cement fiber board;
 3. Standing seam metal;
 4. Architectural metal;
 5. Stucco;
 6. Poured in place concrete (excluding tilt-up panels);
 7. Architectural metal panels; and
 8. Porcelain or ceramic tile.
- f) *Performance standard--Accessory structures.* All accessory structures shall comply with the exterior surfacing requirements specified by this section.
- g) *Performance standard--HVAC units and exterior appurtenances.* All exterior equipment, HVAC and trash/recycling and dock areas shall be screened from view of the public with the primary exterior materials used on the principal structure.
- h) *Performance standard--Visible roofing materials.* Any roofing materials that are visible from ground level shall be standing seam metal, fire-treated cedar shakes, ceramic tile, clay tile, concrete, or slate.
- i) *Applicability--New construction.* The standards of this subsection (f)(1)d shall be applicable to all structures and buildings constructed in the city, on and after the effective date of the ordinance from which this section is derived. The performance standards of this subchapter shall not be in any manner minimized by subsequent planned unit development plans or agreement.
- (2) *Parking.* Each site shall be provided with off-street automobile parking as follows:
- a) Religious institutions: One space for each permanent and temporary four seats based on the design capacity of the main assembly hall. Facilities, as may be provided in conjunction with such buildings and uses, shall be subject to additional requirements that are imposed by the city Code.
 - b) Facilities for local, county and state government: One space for each 250 square feet of office area. Facilities, as may be provided in conjunction with such buildings and uses, shall be subject to additional requirements that are imposed by the city Code.
 - c) School, elementary and junior high (public or private): Three spaces for each classroom.
 - d) School, high school (public or private): One space for each two students.
 - e) Historic sites and interpretive centers, libraries, and museums (public or private): One space for each 300 square feet of floor area.
- (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.
- (4) *Buffering.* Where areas abut residential districts, a buffer area and setback in compliance with this subsection (f)(4) is required. The buffer requirement shall be applicable to any interior parcel property line, and not applied to property lines abutting improved public streets. No public/private streets or driveways, or off-street parking facilities may be located in the buffer area. The buffer area shall be completely defined and designed, and approved by the city prior to all final city approvals 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 unless a shorter term of security is specifically approved by the city council, approved by the city attorney, to ensure construction of the buffer area. All landscaping shall comply with LEC 105.12.480.
- (5) *Signage.* All signs shall comply with LEC 105.12.430.
- (6) *Lighting.* All lighting shall comply with LEC 105.04.050 through LEC 105.04.070.
- (7) *Traffic.* All applications for a building permit responsive to the requirements of this section shall include a detailed report, certified by a registered engineer, demonstrating the extent of and quantitative impact on public

roads from forecasted traffic of the use, based on ITE average daily and peak hour/event traffic. Forecasted traffic generation within the design capacity of an impacted public street, as determined by the city engineer, shall be the primary determinant for approval of the site plan.

- (8) *Noise*. All uses in the PF zoning district shall comply with the city's noise standards found in LEC 13.04.070 through LEC 13.04.100.

SECTION 2. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 3. Adoption Date. This Ordinance 2024-~~XX~~ was adopted on this 7th day of May 2024, by a vote of __ Ayes and __Nays.

LAKE ELMO CITY COUNCIL

Charles Cadenhead, Mayor

ATTEST:

Julie Johnson, City Clerk

This Ordinance 2024-____ was published on the ____ day of _____, 2024.