



OLD BUSINESS – DISCUSSION

Topic: Heart of the Good Life – Zoning Standards

Agenda Item: 7 (a)

Background Information: New language has been included regarding lighting and outdoor recreation (ball fields). In addition, there have also been some revisions suggested by the City Attorney, Robert Scott. Those are indicated as: (RS).

Section 17-5.16 (Re-number the Matrix to 17-5.17)

1. Purpose and Intent: To support and facilitate public or private development of this area by creating recreational, commercial and industrial opportunities to enhance the value and quality of life within our community.
2. Compatibility: The Heart of the Good Life ~~Development~~ zone is established on an 85 acre parcel located in the City of Pequot Lakes adjacent to four-lane Highway 371 and the Paul Bunyan State Trail.
3. Lot, Use and Density Requirements:

	C	LI	HOTGL
Lot width– feet, minimum	50	50	50
Buildable lot area – square feet, minimum	10,000	10,000	10,000
Setback, right of way, City road- feet, minimum	30	30	30
Setback, right of way, County or State road, feet, minimum	30	30	30
Setback, between buildings – feet, minimum	10	10	10
Setback, side yard – feet, minimum	10	10	10
Setback, rear – feet, minimum	10	10	10
Setback, sign – feet, minimum	1	1	1
Setback, parking from building or lot line – feet, minimum	10	0	10
Impervious Coverage – percent, maximum	25	90	75
Building height – feet, maximum, principal structure – feet, maximum (per Fire Chief)	25	30	30
Building height, non-occupied accessory structure – feet, maximum		45	
Building above highest groundwater level – feet, minimum	3	3	3

4. Performance Standards. The following performance standards apply to all development in this zone:

A. Impervious Coverage. Impervious coverage may be increased by up to 25%, not to exceed 50% of the property, through a conditional use permit if the following is provided and approved by the City:

(1) A storm water retention plan showing containment of the 10-year, 24-hour storm event on the parcel.

(2) Direct runoff of stormwater to adjacent properties and wetlands shall be eliminated through the use of berms, infiltration ponds, swales, filtration strips or other permanent means.

B. Compatibility of Use. Use shall be compatible with the surrounding neighborhood. Uses shall not present noise, odor, light nuisances or any other nuisances.

C. Parking. Off-street parking shall be provided as per Section 7.10. On-street parking is not allowed under any circumstances. To reduce the visual impacts and amount of surface parking, shared parking and surface parking shall be located behind or to the side of a building. Additionally, suitable trees and shrubs shall be planted between parking lots and all adjacent sidewalks, roads, lots and buildings.

(1) Outdoor Recreation (Stadiums or Play Fields). Forty (40) parking spaces for each play field. When a public recreation site has more than one use designation, the required parking spaces must be determined for each separately. The sum of those use requirements shall be the total number of spaces required.

D. Screening. A landscaping and screening plan must be submitted and approved by the Planning Commission. ~~with each conditional use permit.~~
(RS)

E. Lighting. ~~Lighting shall be minimal. Lighting shall be downward directional and shall be compatible with the surrounding development. Lights approved with signs must be turned off at the close of business each day.~~

(1) All lighting shall be installed in accordance with the following provisions:

- a) The luminaire shall contain a full cut off fixture which directs and cuts off light at an angle of ninety (90) degrees or less.
- b) Any light or combination of lights used for exterior illumination that case light on a public street or adjacent property shall not exceed one (1) foot-candle (meter reading) as measured from the centerline of said street or at the property line.
- c) Architectural/historical lights that include fixtures that are not

- shielded or lighting of entire facades or architectural features of a building are permitted. In no case shall the light affect adjacent property in excess of one (1) foot-candle (meter reading) as measured from the centerline of said street or at the property line.
- d) The maximum height of the fixture, pole and base above the ground grade permitted for light sources is thirty (30) feet. A light source mounted on a building shall not exceed the height of the building. In no case shall the height of a light source mounted on a pole or on a building exceed the height limits of this zone, unless allowed by Conditional Use Permit.
- (2) Location:
- a) The light source of an outdoor light fixture shall be set back a minimum of three (3) feet from a street right-of-way and three (3) feet from any other property line.
 - b) No light source shall be located on the roof unless said light enhances the architectural features of the building and is approved by the Architectural Review Committee or Planning Commission.
- (3) Direct or reflected light from high temperature processes such as combustion or welding shall not be visible from any adjoining property.
- (4) Outdoor Recreation. Outdoor commercial or public recreational uses such as, but not limited to, baseball fields, football fields, hockey rinks, and tennis courts have special requirements for night time lighting. In such cases, a lighting plan shall be submitted and shall include the following:
- a) No outdoor recreation facility shall be illuminated after 12:00 a.m. except for security lighting. Exceptions may be granted by the City Administrator for special events.

F. Fire Lanes. Fire lanes shall remain unobstructed at all times.

G. Fences. Fences not exceeding 84 inches in height may be constructed. Under no circumstances shall a fence be constructed closer than 10 feet from the surface of a public road and in all cases not within the public right-of-way. Materials shall consist of usual fencing materials with posts and fence of metal or wood. Barbed or electrified wire is prohibited, except where specific approval has been given by the Planning Commission through Conditional Use Permit. (RS)

H. Rooftop Equipment.

- (1) Screening. Rooftop equipment, including rooftop structures related to elevators, shall be completely screened from eye level view from contiguous properties and adjacent streets. Such equipment shall be screened with parapets or other materials similar to and compatible with exterior materials and architectural treatment on the structure being served. Horizontal or vertical slats of wood materials shall not be utilized for this purpose. Screening of rooftop equipment shall not be considered

part of the building height.

(2) Solar Energy. Equipment for the capture and transfer of solar energy shall be exempted from (1) of this section, provided that the equipment is designed and located to blend with the overall design of the structure.

I. Outdoor Recreation (Sports Stadiums and Play Fields):

(1) Site plan submittal shall include the following:

- a) Access to a major collector road;
- b) Proposed play fields;
- c) Proposed accessory structures, concession buildings and bleachers;
- d) Municipal water/wastewater availability or Subsurface Sewage Treatment System Design and water well;
- e) Refuse containment and collection plan.

(2) The stadium/play field shall be surrounded by a security fence and a locked gate when not in use.

J. Landscaping. (insert Landscape Standards)

(Incorporate RS Comments)

K. Architectural Standards. (insert Architectural Standards)

(Incorporate RS Comments)

L. Architectural Review Submittal:

The following is the minimum information required to be submitted to the City for review by the Planning Commission or Architectural Review Committee:

- (1) A completed and signed Land Use Permit application form;
- (2) A written narrative describing the proposal;
- (3) Ten (10) reduced (11 X 17) color sets and an electronic (PDF) format ~~at the time of submittal~~ of the following documents: (RS)
 - a) Survey: Certified survey of the property by a registered surveyor, ~~if deemed necessary~~; (RS)
 - b) Architectural Plans: Preliminary scaled architectural plans and colored elevations for the proposed building or buildings with notation of exterior finish materials;
 - c) Site Plan: Scaled site plan including landscaping, lighting, site amenities and mechanical equipment locations.
- (4) Samples of exterior finish materials.
- (5) Such other information as reasonably determined necessary by the Zoning Specialist. (RS)

M. Administration:

- (1). Land Use Permit Approval: No new construction, alteration of existing buildings and other developments regulated by this section may be initiated or issued a Land Use Permit without approval of the Architectural Review Submittal by the Planning Commission or Architectural Review Committee, **which approval shall be granted upon determination that the application complies with this Section. (RS)**
- (2). Expiration: Unless the Planning Commission or Architectural Review Committee specifically approves a different time period, the approval of an architectural review submittal shall expire one year from the date it was approved. Any deviation from the approved plans will require additional review.
- (3). Appeal: Any appeal of a decision shall be ~~considered an appeal under~~ **subject to** the process described in Section 17-11.6 of the City Code. **(RS)**

Planning Commission Direction: Please come prepared to discuss and offer comments.

Dawn Bittner

From: Fire Department
Sent: Wednesday, July 10, 2019 8:40 AM
To: Dawn Bittner
Subject: RE: Building Height

Dawn,

We can go to 35' but our tallest ladder is 35'. With proper placement, it will only reach 30'. As far as sprinkler requirements, it depends on the occupancy, the square footage and building construction.

Tom Nelson, Chief
Pequot Lakes Fire Department
4638 Main Street
Pequot Lakes, MN 56472
218-568-8201
218-839-1448 Cell

"This institution is an equal opportunity provider and employer"

From: Dawn Bittner
Sent: Tuesday, July 02, 2019 12:22 PM
To: Fire Department <pequotfd@pequotlakes-mn.gov>
Subject: Building Height

Hi, Tom:

I know you recommend building height not exceed 30', but the Planning Commission asked me to contact you to see if it could be increased to 35'. The reason for this is two-story or three-story buildings may be needed in that new development.

Also, is it correct that sprinkling requirements are triggered by square footage and material types of construction? Thank you for your time!



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Please note that our mailing address has changed.